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**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING AND BUILDING**  
**STAFF REPORT**

**PLANNING COMMISSION**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> July 27, 2006	<b>CONTACT/PHONE</b> Martha Neder, ACIP, Planner (805) 781-4576	<b>APPLICANT</b> King Ventures	<b>FILE NO.</b> D020142D
<b>SUBJECT</b> Request by King Ventures for a Conditional Use Permit to allow a commercial shopping center consisting of six buildings of approximately 33,500 square feet, 13,000 square feet, 4,500 square feet, 3,000 square feet, 2,200 square feet and 1,400 square feet; approximately 4,000 square feet of gas pump area; and 210 parking spaces. The project will result in the disturbance of approximately 7 acres of a 10.6 acre project site. The proposed project is within the Commercial Retail land use category and is located on the south side of Heritage Loop Road at the intersection of Heritage Loop Road and Nacimiento Lake Drive in Heritage Ranch Village area. The site is in the Nacimiento planning area.			
<b>RECOMMENDED ACTION</b> 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Conditional Use Permit D020142D based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 9, 2006 for this project. Mitigation measures are proposed to address: aesthetics, air quality, biological resources, cultural resources, geology and soils, and hazardous/hazardous materials and are included as conditions of approval.			
<b>LAND USE CATEGORY</b> Commercial Retail, Residential Suburban	<b>COMBINING DESIGNATION</b> Geologic Study Area, Sensitive Resource Area	<b>ASSESSOR PARCEL NUMBER</b> 012-190-001, 012-371- 014 & 015	<b>SUPERVISOR DISTRICT(S)</b> 1
<b>PLANNING AREA STANDARDS:</b> Sign Standards, Circulation Standards, Site Planning and Development Standards, Building Permits			
<b>EXISTING USES:</b> Vacant			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <div style="display: flex; justify-content: space-between;"><div><i>North:</i> Public Facilities/School <i>South:</i> Residential Suburban/Residential</div><div><i>East:</i> Residential Suburban/Residential <i>West:</i> Residential Suburban/Residential</div></div>			
<b>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT:</b> COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, CDF, Heritage Ranch Community Services District, APCD, RWQCB, Monterey County, Heritage Ranch Homeowners Association	
TOPOGRAPHY: Nearly level to steeply sloping	VEGETATION: Grassland, oaks, wetland
PROPOSED SERVICES: Water supply: Heritage Ranch CSD Sewage Disposal: Heritage Ranch CSD Fire Protection: CDF	ACCEPTANCE DATE: November 14, 2004

### PROJECT HISTORY

Heritage Ranch has received extensive subdivision and land use permit approvals over the past thirty years. Substantial portions of the site are currently developed in a variety of housing types including large parcel rural residences, conventional subdivisions, an RV subdivision, condominiums, a marina, commercial areas, an equestrian facility, and open space. There is currently a small general store located near the lake.

The original Heritage Ranch Master Plan envisioned commercial facilities to be concentrated within the Village Center near the lakeshore. In the early 1980s, the location of the commercial center shifted to near Lake Nacimiento Drive in order to provide services to visitors and homeowners in other lake communities and to mitigate traffic impacts on the scenic highway by reducing the need to drive into Paso Robles for services.

In 1986 Final Environmental Impact Report for the Heritage Ranch Phasing Plan, a 23,400 square foot commercial center was contemplated as part of the total buildout of Heritage Ranch. Mitigation measures included conducting and implementing botanical and cultural resource survey recommendations, installing landscaping to screen development, and limiting sign heights. On May 22, 1986, D840822:1 was approved to allow a 25,200 square foot commercial center, including a market, gas station, offices, shops, auto and boat service, and two restaurants. This project was never built and the land use authorization expired.

In 2002, the applicant applied for this Conditional Use Permit to allow a commercial shopping center consisting of six buildings of approximately 33,500 square feet, 13,000 square feet, 4,500 square feet, 3,000 square feet, 2,200 square feet and 1,400 square feet; approximately 4,000 square feet of gas pump area; and 210 parking spaces. Proposed uses include a market, fitness center, medical offices, general offices, gas station, and general retail.

### PROJECT ANALYSIS

#### Ordinance Compliance:

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Setbacks		
Front	10 feet	10 feet
Side	0 feet, min. 10 feet adjacent to Residential adjusted for height	14 feet
Rear	0 feet	20 feet
Height	35 feet	35 feet
Parking	186 spaces	210 spaces
Signs	100 square feet, unless modified with CUP approval	514 square feet

Landscaping: The preliminary landscaping plan shows landscaping throughout the commercial center site and wetland habitat replacement planting between Lake Nacimiento Drive and the commercial center site. The project is conditioned to provide landscaping in accordance with Chapter 22.16 of Land Use Ordinance.

Fencing and Screening: The project is conditioned such that all roof-mounted mechanical equipment will be screened by architectural features; all equipment at grade will be screened by landscaping, a solid wall or fencing; and there will be a six foot solid fence or wall will be located on the side property line where the site abuts a residential use

Lighting: The lighting associated with this project is for illumination only and will light directly onto the project parcel.

Signs: Signs are limited to 100 square feet per site unless approved through a Conditional Use Permit. The applicant is requesting 514 square feet consistent with the proposed sign plan. The proposed sign plan includes approximately 20 square feet per tenant for each entrance, an eighty square foot wall sign for the food market, and a freestanding frontage sign designed to look like a water tank.

#### PLANNING AREA STANDARDS

Nacimiento Lake Drive Setback: In order to protect the scenic quality of Nacimiento Lake Drive, Heritage Ranch planning area standard 10e requires a minimum open space setback of 500 feet from the centerline of Nacimiento Lake Drive for all development parcels, fences, and primary and accessory structures. The project conforms to this standard as the only activity proposed to occur within 500 feet from the centerline of Nacimiento Lake Drive is landscaping associated with wetland restoration and replacement.

Building Permit Review: No construction permit is to be issued until the Architectural and Environmental Control Committee for Heritage Ranch has reviewed and either approved or disapproved the plans. The project is conditioned to comply with this requirement prior to issuance of any construction permit.

Sign Standards: Signs shall be located on building facades at consistent locations rather than on roofs, and shall be integrated into the architecture of the building. The project complies with this standard. Please refer to the attached sign plan.

#### COMBINING DESIGNATIONS:

Geologic Study Area: The project site is within the Geologic Study Area combining designation. A preliminary Drainage Study was prepared by TEC Civil Engineering Consultants (March 2, 2005), Engineering Geology Review was prepared by GeoSolutions, Inc. (February 21, 2006) and a Soils Engineering Report was prepared by GeoSolutions, Inc. (January 12, 2005) for the proposed project. Geologic and soils conditions on the site have also been examined in the April 11, 1986 Final Environmental Impact Report for the Heritage Ranch Phasing Plan, Environmental Impact Report Addendum for Tract 1531, and October 9, 2002 Soils Engineering Report for Tract 1990. The reports conclude that no known active faults occur within the area and that geologic hazards can be mitigated through routine engineering and grading procedures.

Sensitive Resource Area: Areas within 500 feet from the centerline of Nacimiento Lake Drive are designated as Sensitive Resource Areas due to the scenic quality of the area and the designation of from Nacimiento Lake Drive as a federal scenic highway. The project will be visible from Nacimiento Lake Drive. The visual character along Nacimiento Lake Drive, while

rural and highly scenic contains scattered elements of development related to both clustered residential development and the Cappy Culver School immediately across Heritage Loop Road to the northwest. The topography in the area consists mainly of rolling hills. Intermittent oak woodlands and grasslands cover slopes adjacent to the road.

The vegetation on site is dominated by grasses with areas of riparian vegetation and some oaks. No vegetation that could effectively screen development exists.

Although there is a wetland on the property, this is not the basis for the SRA combining designation. Please see the Major Issues section of this staff report and the Mitigated Negative Declaration for discussions related to the wetland area.

## MAJOR ISSUES

There are approximately 4,738 square feet of wetland located in a drainage which runs east to west across the middle of the project site. There is no feasible way to avoid disturbance of the wetland habitat and accommodate the project.

Implementation of the project will disturb approximately 4,700 square feet of wetland area under the jurisdiction of the Army Corps of Engineers. In order to mitigate impacts to these wetlands to a less than significant level, any wetland area disturbance shall be replaced and restored with in-kind habitat at minimum of a 2:1 basis. The replacement is proposed to occur on the portion of the project site located within the Residential Suburban land use category (APN 012-371-014 & 015), between the Commercial Retail parcel and Lake Nacimiento Drive, and is required to occur in compliance with a wetland replacement and restoration plan prepared by a qualified individual familiar with wetland areas and approved by the Environmental Coordinator in consultation with the California Department of Fish and Game, Regional Water Quality Control Board, and Army Corps of Engineers.

The area proposed for wetland restoration and replacement is subject to an open space easement. This open space easement contains general language allowing wetland mitigation and drainage and erosion control activities. Although staff feels the wetland replacement and restoration activities are consistent with the existing language of the open space easement, a condition has been added requiring the open space easement to be modified to specifically address implementation of the wetland replacement and restoration plan.

COMMUNITY ADVISORY GROUP COMMENTS: Not applicable – there is no advisory council in this area

## AGENCY REVIEW:

Public Works – Public Works has worked with the applicant regarding driveway design, boat trailer parking, and drainage. Requirements include a drainage plan with sedimentation and erosion control, road fees, and a checking and inspection agreement for any public improvements.

Environmental Health – Stock conditions for community water and wastewater. Applicant must provide plans in triplicate for the grocery store and restaurant. Plans must also be submitted for the gas station. All plans must be reviewed and approved prior to issuance of the building permits.

Heritage Ranch Owners Association – The Board of Director's supports the project with two comments and one exception. The exception was that the commercial center should include completion of Heritage Loop Road. Heritage Loop Road is currently being constructed with Tract 1990 improvements.

CDF – Fire safety plan



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Heritage Ranch Community Services District – Tract 1990 Five Acre Commercial Site – Will Serve Confirmation

APCD – The APCD commends the project proponent for bringing commercial facilities to the Heritage Ranch residential development as they will reduce the number of and distance of vehicle trips that community members make to obtain goods and services. Gasoline Station Authority to Construct, other mitigation required.

**LEGAL LOT STATUS:**

The lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Martha Neder and reviewed by Kami Griffin

**FINDINGS - EXHIBIT A**

**Environmental Determination**

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 9, 2006 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, geology and soils, and hazardous/hazardous materials and are included as conditions of approval.

**Conditional Use Permit**

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the commercial center does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the commercial center will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Heritage Loop Road, a road constructed to a level able to handle any additional traffic associated with the project.

**Sensitive Resource Area**

- G. The reason for the Sensitive Resource Area designation is the scenic quality of Nacimiento Lake Drive. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because no development will occur within the designated Sensitive Resource Area. Further, the following measures are proposed to address potential aesthetic impacts of future development: development shall use highly articulated architectural forms, restrict roof elevations to not silhouette the skyline, use a mixture of building colors, use barn-like features, and incorporate landscaping which will interrupt the roofline of the project consistent with the proposed elevations, colorboard and landscaping plan.

- H. The reason for the Sensitive Resource Area designation is the scenic quality of Nacimiento Lake Drive. Natural features and topography have been considered in the design and siting of all proposed physical improvements because no development will occur within the designated Sensitive Resource Area. Further, the following measures are proposed to address potential aesthetic impacts of future development: development shall use highly articulated architectural forms, restrict roof elevations to not silhouette the skyline, use a mixture of building colors, use barn-like features, and incorporate landscaping which will interrupt the roofline of the project consistent with the proposed elevations, colorboard and landscaping plan.
- I. The reason for the Sensitive Resource Area designation is the scenic quality of Nacimiento Lake Drive. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because no development will occur within the designated Sensitive Resource Area. Further, the following measures are proposed to address potential aesthetic impacts of future development: development shall use highly articulated architectural forms, restrict roof elevations to not silhouette the skyline, use a mixture of building colors, use barn-like features, and incorporate landscaping which will interrupt the roofline of the project consistent with the proposed elevations, colorboard and landscaping plan.
- J. The reason for the Sensitive Resource Area designation is the scenic quality of Nacimiento Lake Drive. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff.

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## **EXHIBIT B - CONDITIONS OF APPROVAL**

### **Approved Development**

1. This approval authorizes:
  - a. a commercial shopping center consisting of six buildings of approximately 33,500 square feet, 13,000 square feet, 4,500 square feet, 3,000 square feet, 2,200 square feet and 1,400 square feet; approximately 4,000 square feet of gas pump area; and 210 parking spaces. Proposed uses include a market, fitness center, medical offices, general offices, gas station, and general retail.
  - b. maximum height is 35 feet from average natural grade.

### **Conditions required to be completed at the time of application for construction permits**

#### ***Site Development***

2. **At the time of application for construction permits**, the applicant shall submit construction drawings consistent with the approved color board, site plan, floor plan, sign plan, and elevations that demonstrate the following:
  - a. Highly articulated architectural forms;
  - b. Roof elevations that do not silhouette the skyline;
  - c. Mixture of building colors;
  - d. Use of barn-like features;
  - e. Revised elevations for the gas pump area cover to show a maximum of 14 feet between finish floor and the roof/wall intersection. The overall height of the gas pump cover structure shall be a maximum of 20 feet from finished floor.
3. **At the time of application for construction or grading permits**, the applicant shall show on the project plans, the border of cut slopes and fills rounded off to a minimum radius of five feet. For any visible cuts from key viewing areas previously identified, sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least 8 inches of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed and prior to final inspection, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation.
4. **At the time of application for construction permits**, the applicant shall submit a revised landscape plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised plan:
  - a. compliance with Chapter 22.16 of the Land Use Ordinance;
  - b. planting of trees which, when mature, will interrupt the roofline of the project when viewed from Nacimiento Lake Drive;
  - c. compliance with the Visual Analysis prepared by Andrew Merriam, Cannon Associates (June 2005) and the addendum prepared by Mr. Merriam, now of MBA Planning Group (November 16, 2005);
  - d. habitat replacement and restoration of disturbed wetland areas with in-kind habitat at a minimum of a 2:1 basis consistent with Condition of Approval #5 below (Wetland Replacement and Restoration); and

- e. planting of shade trees in parking lots so that at minimum 60% of the surface area of the lot is shaded by deciduous or evergreen trees within ten years, to reduce evaporative emissions from parked vehicles and shade trees planted along southern exposures of buildings to reduce summer and cooling needs.

***Wetland Replacement and Restoration***

5. Any wetland area disturbance shall be replaced and restored with in-kind habitat at minimum of a 2:1 basis. **Prior to issuance of construction or grading permits**, a wetland replacement and restoration plan shall be prepared by a qualified individual familiar with wetland areas for review and approval by the Environmental Coordinator in consultation with the California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers. The wetland replacement and restoration plan shall be included with the landscaping plan required in Condition of Approval #4 above and, at minimum, include the following:
  - locations, amounts, size and types of plants to be replanted;
  - initial and final grading contours;
  - protection measures for areas not to be disturbed during construction;
  - construction drawings showing project limits;
  - monitoring plan;
  - interim measures during construction;
  - any other necessary components (e.g., temporary irrigation, amendments, etc.) to insure successful replacement and restoration.
6. **At the time of application for construction or grading permits**, a cost estimate for a planting plan, installation of landscaping and wetland habitat replacement and restoration, and maintenance of new landscaping and wetland habitat for a period of three years shall be prepared by a qualified individual (e.g., landscape contractor), and shall be reviewed and approved by the County Department of Planning and Building.

***Lighting***

7. **At the time of application for construction permits**, the applicant shall submit a final lighting plan consistent with the attached Schematic Lighting Plan and provide details on any proposed exterior lighting. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties and do not create glare when viewed from neighboring residential parcels. All lighting poles, fixtures, and hoods shall be dark colored or equivalent as determined by the Department of Planning and Building. A toned-down galvanized color that gives the appearance of a slightly weathered or aged galvanized metal may be appropriate as determined by the Department of Planning and Building. The height of free standing [or security] outdoor lighting fixtures shall be kept as low as is practically possible.

***Fire Safety***

8. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated February 17, 2003.

***Services***

9. **At the time of application for construction permits**, the applicant shall provide a letter from Heritage Ranch Community Services District stating they are willing and able to service the property.

**Conditions to be completed prior to issuance of a construction permit**

***Environmental Monitor***

10. **Prior to issuance of construction or grading permits**, the applicant shall provide funding for an environmental monitor for all measures requiring environmental mitigation to ensure compliance with County Conditions of Approval and mitigated Negative Declaration measures. The applicant shall obtain from a county-approved monitor a cost estimate, based on a county-approved work scope. The environmental monitor shall be under contract to the County of San Luis Obispo. Costs of the monitor and any county administrative fees, shall be paid for by the applicant.
11. **Prior to issuance of construction or grading permits**, the applicant shall contact the Department of Planning and Building Department and set up a pre-construction meeting that will also include the construction team, the applicant, and the environmental monitor.

***Planting***

12. The applicant agrees to secure a bond with the county to cover the costs of planting, monitoring and maintaining the site for the minimum three year period. **Prior to issuance of any construction or grading permits**, a performance bond, equal to the cost estimate for the planting plan, installation of landscaping and wetland habitat replacement and restoration, and maintenance of new landscaping and wetland habitat for a period of three years described in Condition of Approval #6 above, shall be posted by the applicant for a period of three years. The bond shall not be released until the County has received evidence of permits or verification that no permit is necessary from the California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers.

***Air Quality***

13. All development shall be in compliance with all applicable APCD regulations pertaining to the control of PM10 as contained in section 6.5 of the Air Quality Handout. **Prior to issuance of grading or construction permits**, the following notes shall be shown on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to site disturbance.
  - a. Reduce the amount of disturbed area where possible.
  - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
  - c. All dirt stock-pile areas should be sprayed daily as needed.
  - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
  - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.
  - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.

- g. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
  - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
  - j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
  - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
14. **Prior to issuance of grading and construction permits**, the applicant shall submit the results of a geologic evaluation conducted to determine if naturally occurring asbestos is present within the area proposed for disturbance. If naturally occurring asbestos is not present, an exemption request shall be filed with the APCD. If naturally occurring asbestos is present, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM). Compliance may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for APCD approval.
15. Based on URBEMIS2002 computer model for estimating vehicle travel, fuel use, and the resulting emissions related to the project's land uses, the proposed project will generate more than 25 lbs/day of nitrogen oxides (NOx) and reactive organic compounds (ROG) and more than 10 lbs/day of particulate matter that is less than 10 microns in size (PM10). **Prior to issuance of grading and construction permits**, the applicant shall submit verification from APCD that all feasible Standard and Additional Operational Phase Mitigation Measures listed below have been incorporated into the project construction plans:
- a. Provide on-site bicycle parking. One bicycle parking space for every ten car parking spaces shall be installed;
  - b. Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips;
  - c. Provide preferential carpool and vanpool parking;
  - d. Provide shower and locker facilities to encourage employees to bike and/or walk to work (one shower and three lockers for every 25 employees);
  - e. Provide on-site banking (ATM) and postal services;
  - f. Reserve an area for a full service bus stop to be installed when the area is serviced by the regional transit service;
  - g. Implement on-site circulation design elements in parking lots to reduce vehicle queuing and emphasize the pedestrian environment;
  - h. Provide pedestrian signage to improve pedestrian safety and provide pedestrian signalization as the need becomes appropriate;
  - i. Employ or appoint an Employee Transportation Coordinator;
  - j. Implement a Transportation Choices Program. The applicant will work with the Transportation Choices Coalition partners on how to start and maintain a program (contact SLO Regional Rideshare at 805/541-2277);
  - k. Provide bicycle trail/route connections to trails constructed adjacent to the project site;
  - l. Provide home delivery service for customers of the grocery store when demand is such that overall trips would be significantly reduced by the service. Grocery

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- store management shall maintain a list of customers who express interest in home delivery to help gauge demand for this service;
- m. Install shade trees planted closely along southern exposures of buildings to reduce summer cooling needs;
  - n. Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs;
  - o. Use built-in energy efficient appliances, where applicable;
  - p. Use double-paned windows;
  - q. Use low energy parking lot and street lights (i.e. sodium);
  - r. Use energy efficient interior lighting;
  - s. If traffic lights are to be installed for this project in the future, use low energy traffic signals (i.e. light emitting diode);
  - t. Install door sweeps and weather stripping if more efficient doors and windows are not available;
  - u. Install high efficiency or gas space heating;
  - v. Implement a no idle zone for diesel driven delivery trucks and use the following techniques:
    - i. Each delivery vehicle's engine shall be shut off within two minutes of arrival in the area, unless the vehicle is actively maneuvering;
    - ii. The scheduling of deliveries shall be staggered to the extent feasible;
    - iii. Vehicle operators shall be made aware of the no idle zone, including a notification by letter to companies controlling out of the area drivers;
    - iv. Prominently lettered signs shall be posted in the receiving dock area to remind drivers to shut off their engines.

#### ***Biological Resources***

16. **Prior to issuance of construction or grading permits**, the applicant shall provide evidence of permits or verification that no permit is necessary from the following agencies: California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers.

#### ***Geology and Soils***

17. **Prior to issuance of construction or grading permits**, the applicant shall submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) filed with the RWQCB.
18. **During construction** the applicant shall implement the recommendations from the Soils Engineering Report prepared by GeoSolutions, Inc. (January 12, 2005) and the Engineering Geology Review prepared by GeoSolutions, Inc. (February 21, 2006).

#### ***Hazards and Hazardous Materials***

19. **Prior to issuance of a construction or grading permits for the gas station**, the applicant is required to obtain a Combined Authority to Construct from the Air Pollution Control District and the San Luis Obispo County Environmental Health Service.

#### ***Fees***

20. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

#### ***Open Space Agreement***

21. **Prior to issuance of a construction permit**, the applicant shall amend the open space agreement on parcels 29 and 30 of Tract 1990 (APN: 012-371-014 & 015). The amendment shall add provisions to specifically allow for wetland improvements, including grading, native vegetation planting, and ongoing maintenance in accordance with the approved wetland habitat restoration and replacement plan.



**Conditions to be completed prior to commencement of construction activities**

***Air Quality***

22. **Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the air quality mitigation measures listed in condition 11 have been applied.
23. **Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the air quality mitigation measures listed in condition 13 have been applied.

***Biological Resources***

24. **Prior to initial disturbance**, the project site will be surveyed by a qualified biologist for the presence of nesting song birds and burrowing owls. Should nesting birds or burrowing owls be observed within the project site, construction shall be delayed until the nestlings have fledged and recommendations from the biologist have been implemented. If raptors are nesting in an adjacent oak tree, no construction shall occur within 200 feet of the nest, until the juveniles have fledged.

**Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

25. Planting in accordance with the approved landscaping and wetland replacement and restoration plan shall be installed **before final building inspection**. All planting shall be maintained in a viable condition in perpetuity. In conjunction with the implementation of the landscaping and wetland replacement and restoration plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), to the Department of Planning and Building stating that the planting has been completed.
26. The bond posted with the county in accordance with Condition of Approval #10 above to cover the costs of planting, monitoring and maintaining the site for the minimum three year period shall not be released until the County has received verification that permit requirements of the following agencies have been met: California Department of Fish and Game, U.S. Fish & Wildlife Service, Army Corps of Engineers.
27. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall implement the proposed color board and elevations, showing exterior finish materials, colors, and height above the existing natural ground surface, as shown on the attached exhibits.
28. **Prior to final inspection or occupancy**, whichever occurs first, the applicant shall implement the approved lighting plan.
29. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
30. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

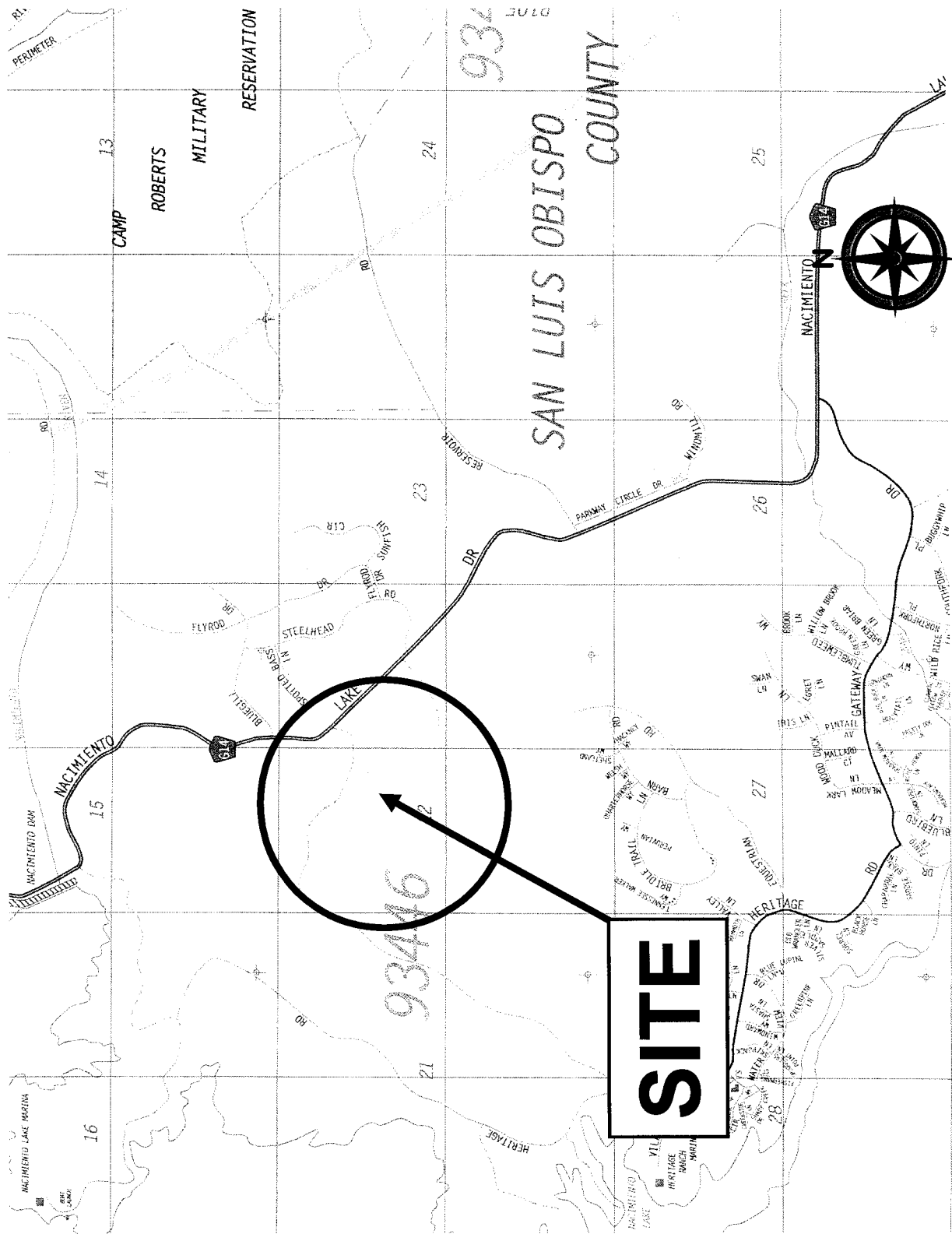
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**On-going conditions of approval (valid for the life of the project)**

31. To guarantee the success of the landscaping, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new vegetation until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.
32. In the event no technically feasible alternatives are available other than developmental burning, the applicant shall contact the APCD and California Department of Forestry to obtain a burn permit and comply with permit requirements.
33. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
34. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

3-15

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



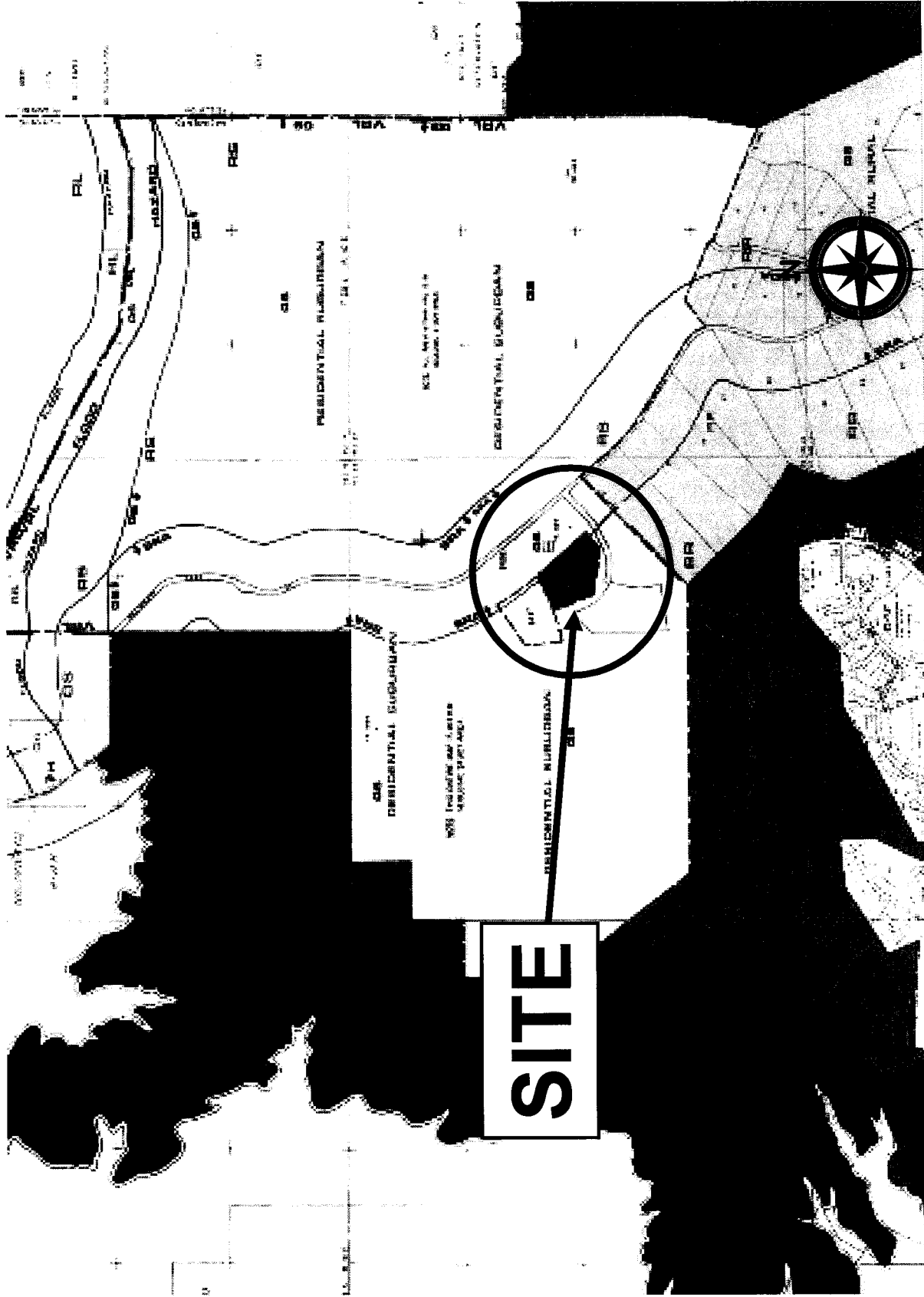
PROJECT

Development Plan  
King D020142D

EXHIBIT

Lake Nacimiento Vicinity





PROJECT

Development Plan  
King D020142D



EXHIBIT

Land Use Category

3-17

Nacimiento Lake Drive

Heritage Loop Road

Garry Culver School

Holly Drive

Persimmon Place



PROJECT

Development Plan  
King D020142D

EXHIBIT

Site Plan

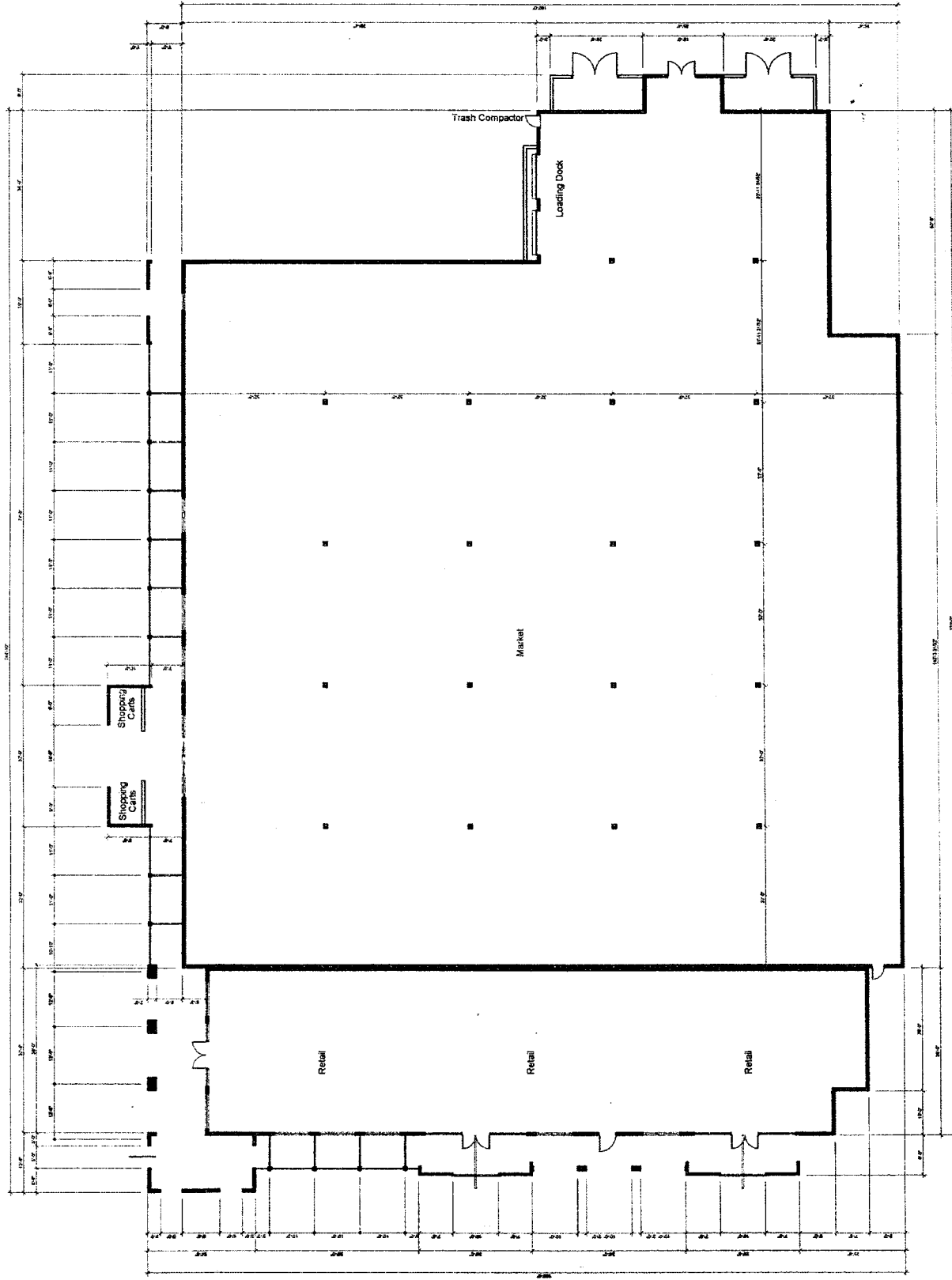




**Development Plan**  
**King D020142D**

# Enlarged Site Plan

3-19



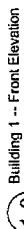
PROJECT

Development Plan  
King D020142D

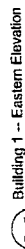
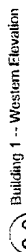
EXHIBIT

Building 1 - Floor Plan





Split Face Conc. Blk., typ.

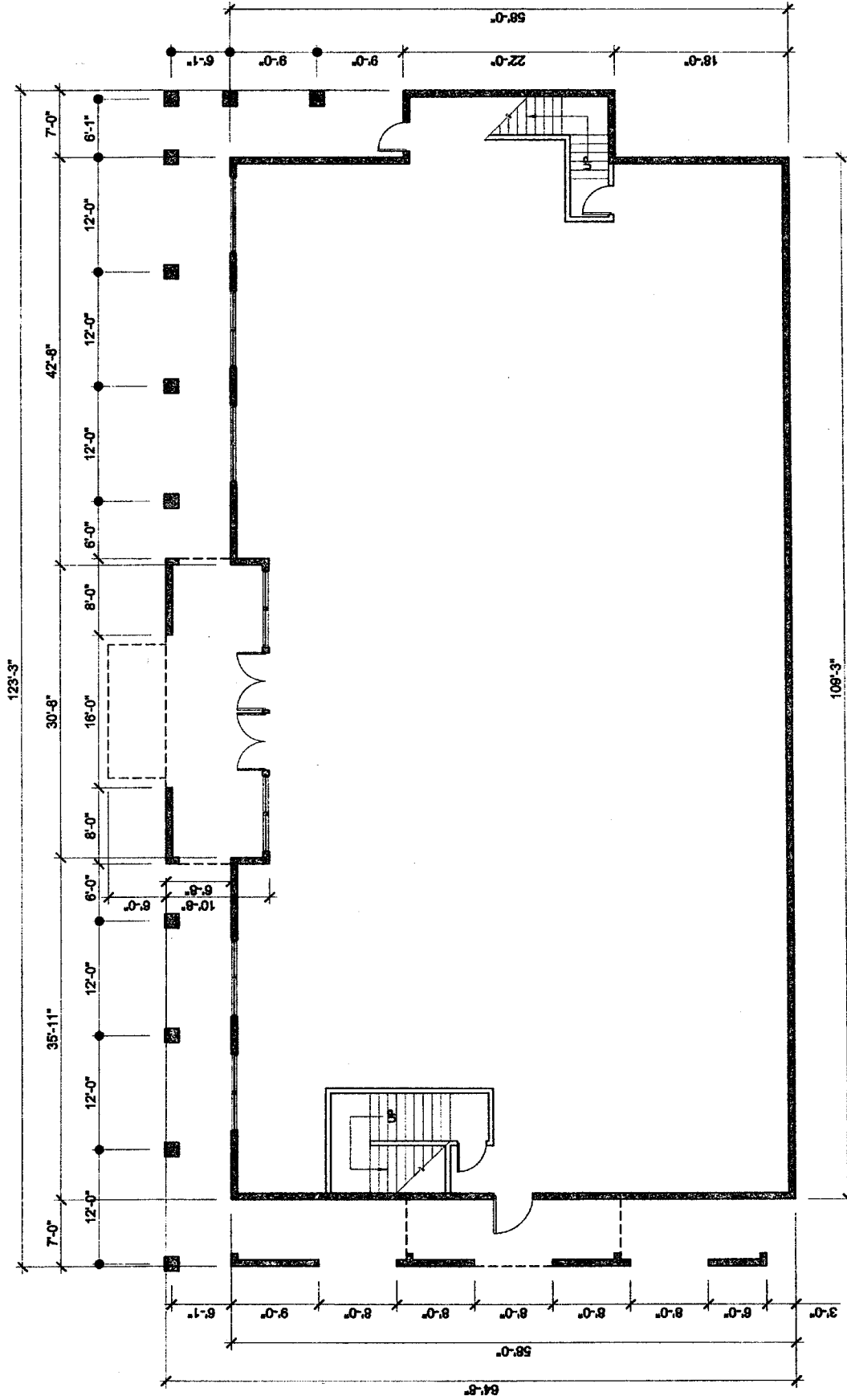


**Tract 1990 Commercial Center**





3-21



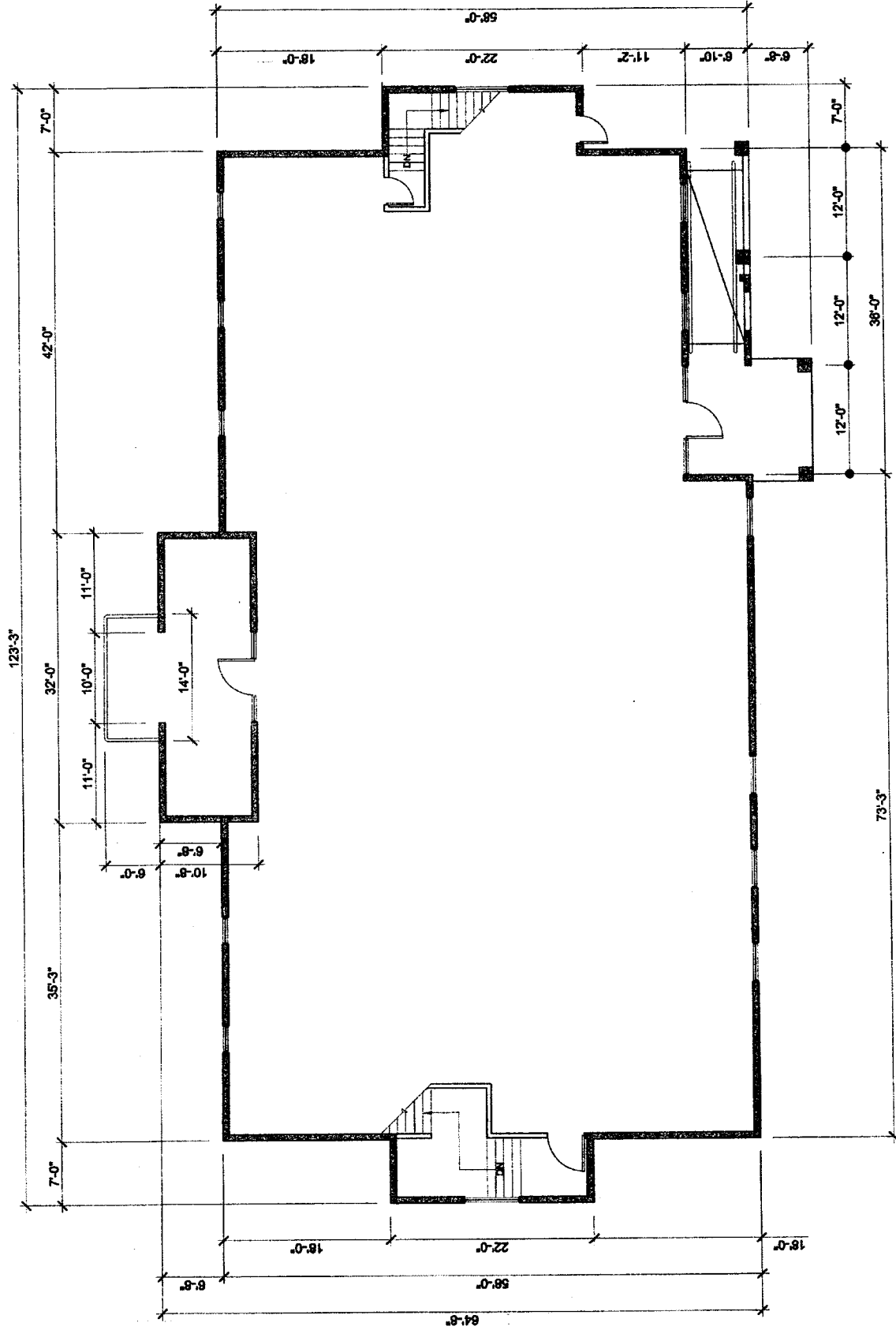
EXHIBIT

Building 2 - First Floor Plan



PROJECT

Development Plan  
King D020142D



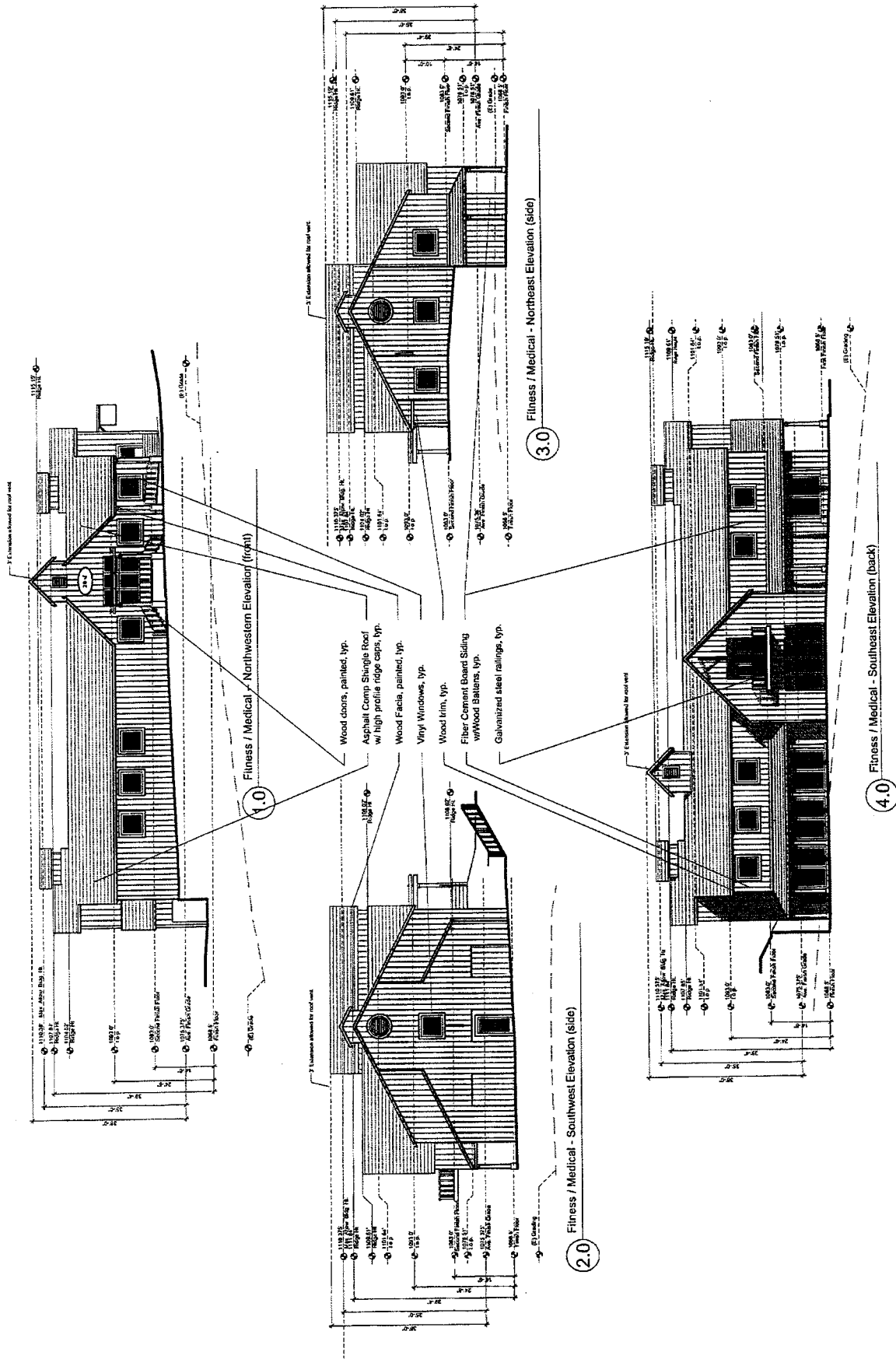
EXHIBIT

Building 2 - Second Floor Plan



PROJECT

Development Plan  
King D020142D



Tract 1990 Commercial Center

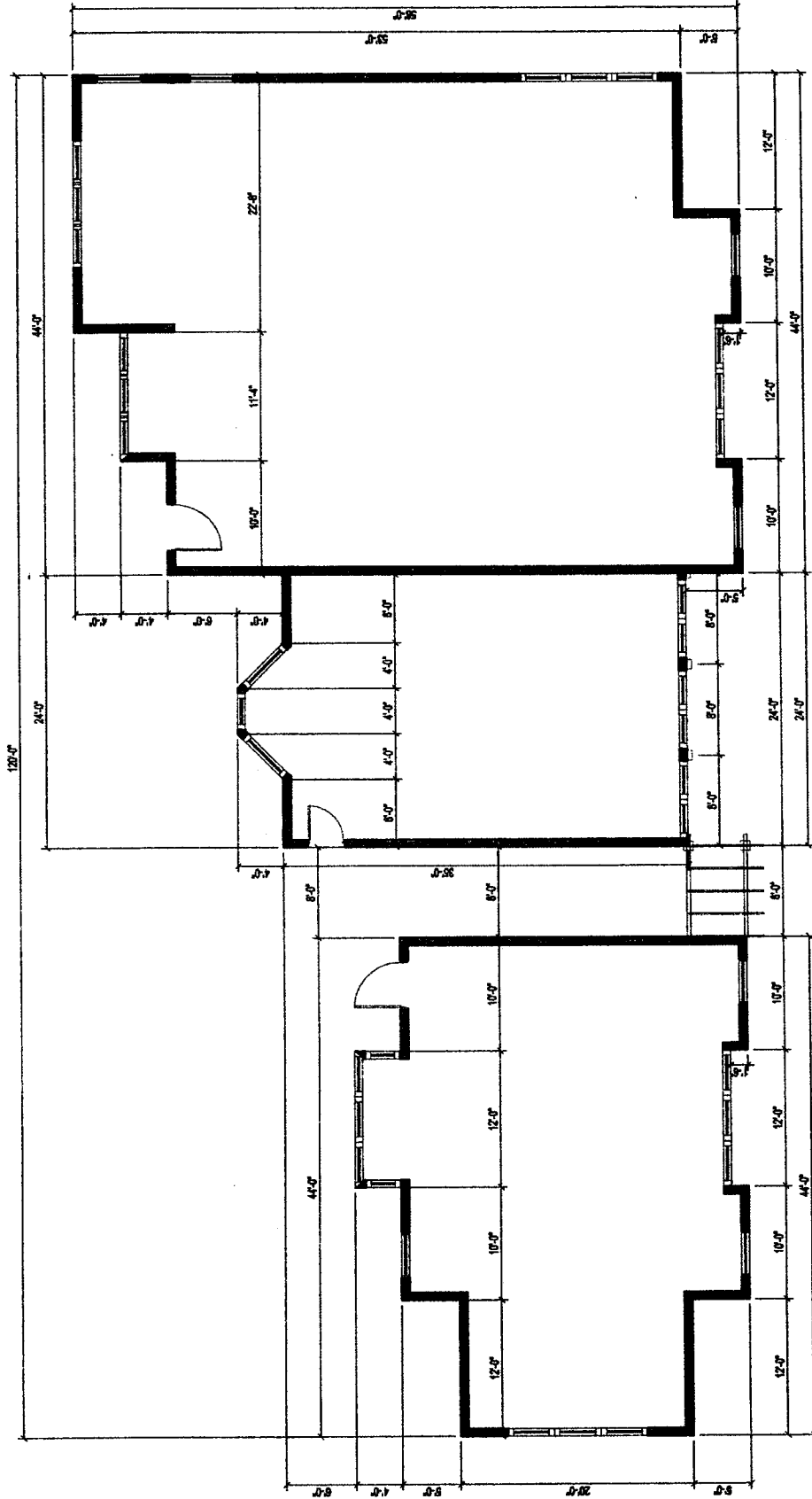
PROJECT

Development Plan  
King D020142D

EXHIBIT

Building 2 - Elevations

3-24



EXHIBIT

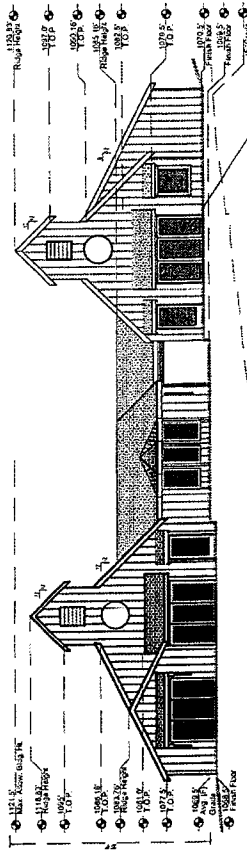
Building 3 - Floor Plan



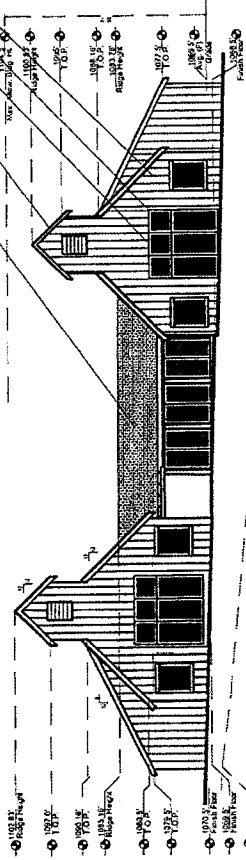
PROJECT

Development Plan  
King D020142D

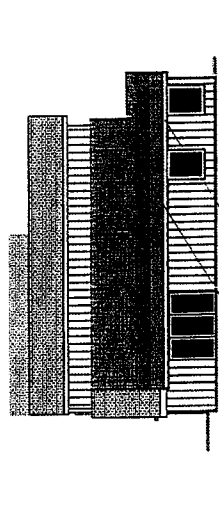
3-25



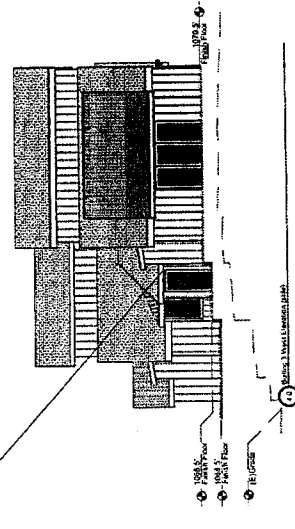
1 Front Elevation (North)



2 Side Elevation (North)



3 Rear Elevation (North)



4 Front Elevation (North)

- Wood doors, painted, typ.
- Asphalt Comp Shingle Roof w/ high profile ridge caps, typ.
- Wood Siding, painted, typ.
- Vinyl Windows, typ.
- Wood trim, typ.
- Fiber Cement Board Siding w/ Wood Battens, typ.

Tract 1990 Commercial Center

PROJECT

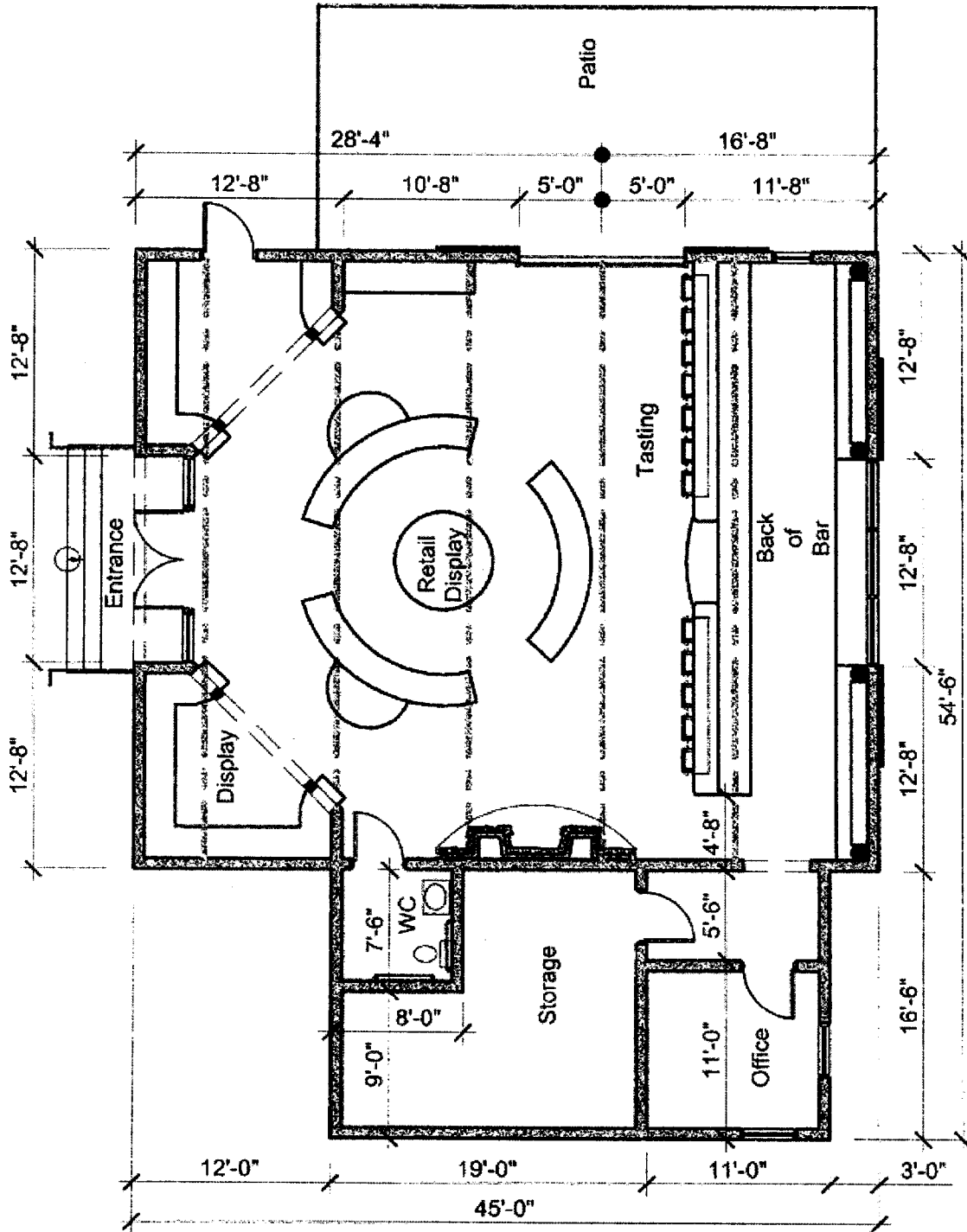
Development Plan  
King D020142D

EXHIBIT

Building 3 - Elevations



3-26



EXHIBIT

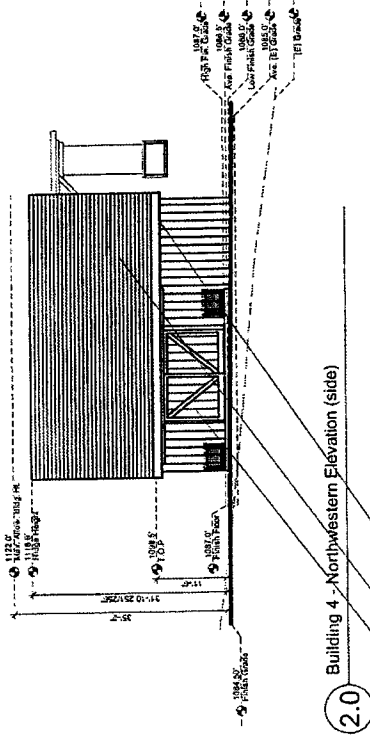
Building 4 - Floor Plan



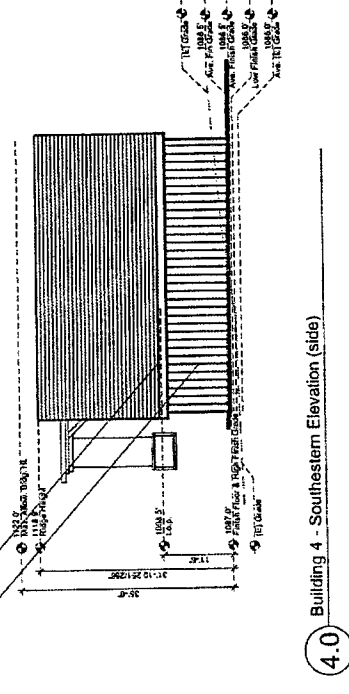
PROJECT

Development Plan  
King D020142D

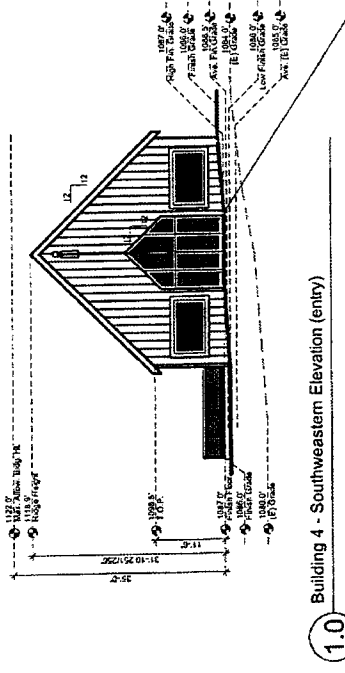
3-27



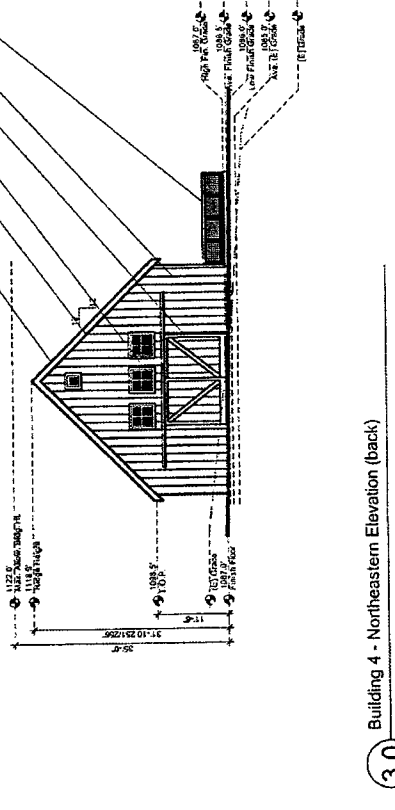
2.0 Building 4 - Northwestern Elevation (side)



4.0 Building 4 - Southeastern Elevation (side)



1.0 Building 4 - Southwestern Elevation (entry)



3.0 Building 4 - Northeastern Elevation (back)

- Wood doors, painted, typ.
- Asphalt Comp Shingle Roof w/ high profile ridge caps, typ.
- Wood Facia, painted, typ.
- Vinyl Windows, typ.
- Wood trim, typ.
- Fiber Cement Board Siding w/ Wood Balusters, typ.
- Galvanized steel railings, typ.

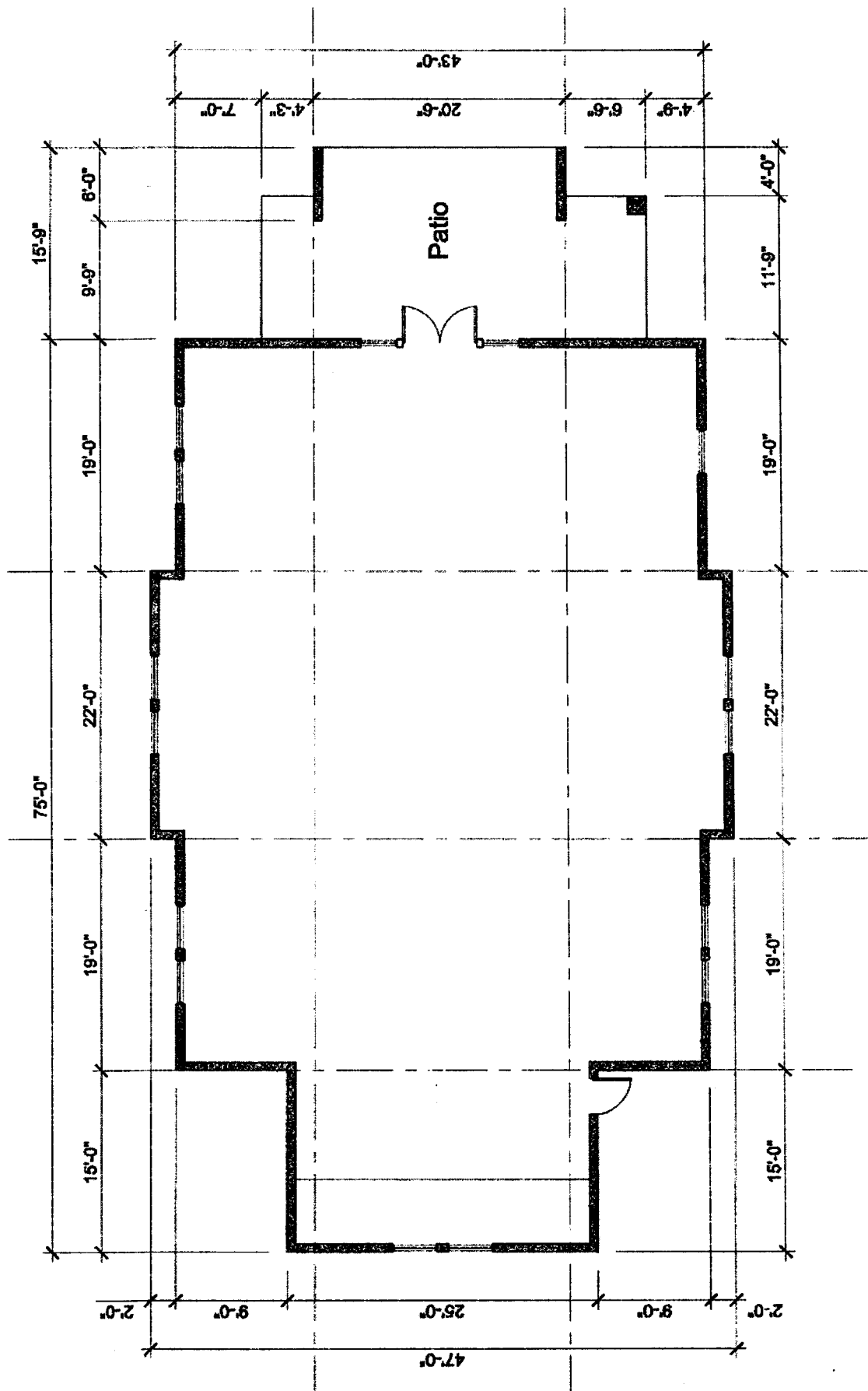
Tract 1990 Commercial Center

EXHIBIT

Building 4 - Elevations



PROJECT  
Development Plan  
King D020142D



**EXHIBIT**

## Building 5 - Floor Plan

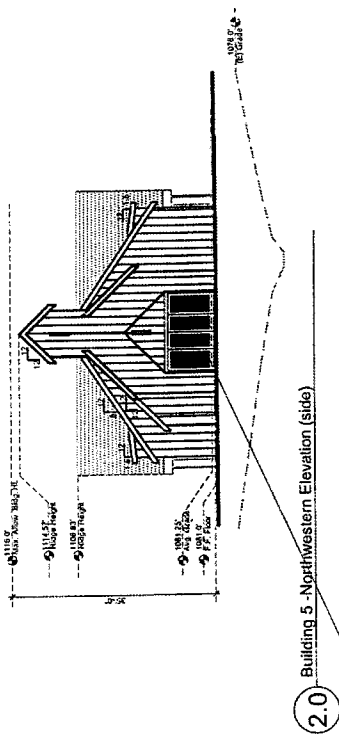
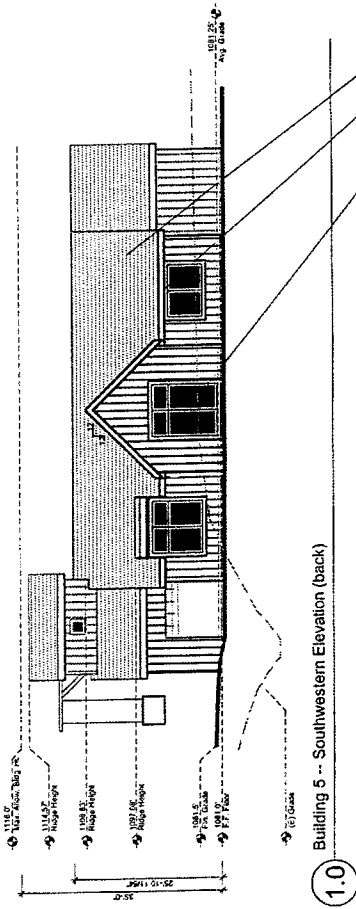


## PROJECT

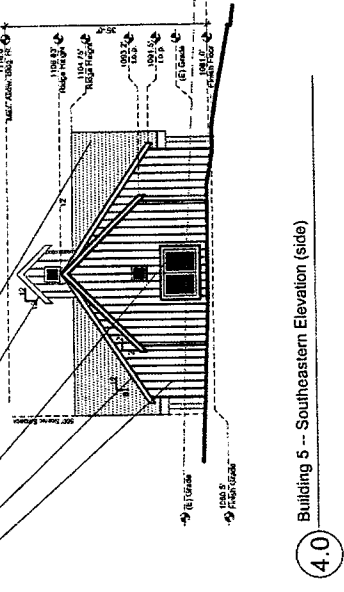
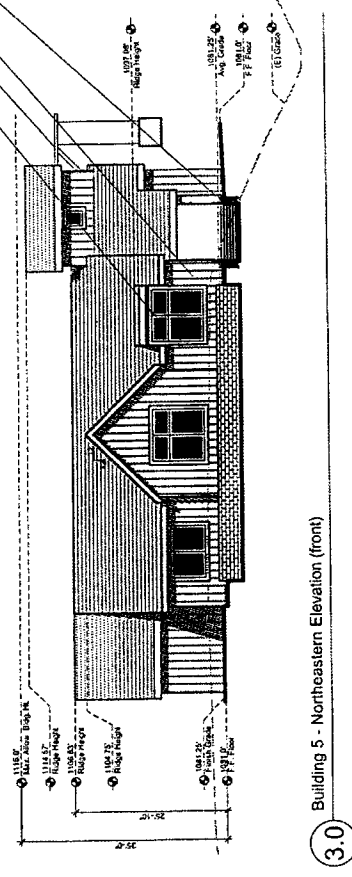
**Development Plan**  
**King D020142D**



3-29



- Wood doors, painted, typ.
- Asphalt Comp. Shingle Roof w/ high profile ridge caps, typ.
- Wood Fascia, painted, typ.
- Vinyl Windows, typ.
- Wood trim, typ.
- Fiber Cement Board Siding w/ Wood Battens, typ.
- Galvanized steel ratings, typ.

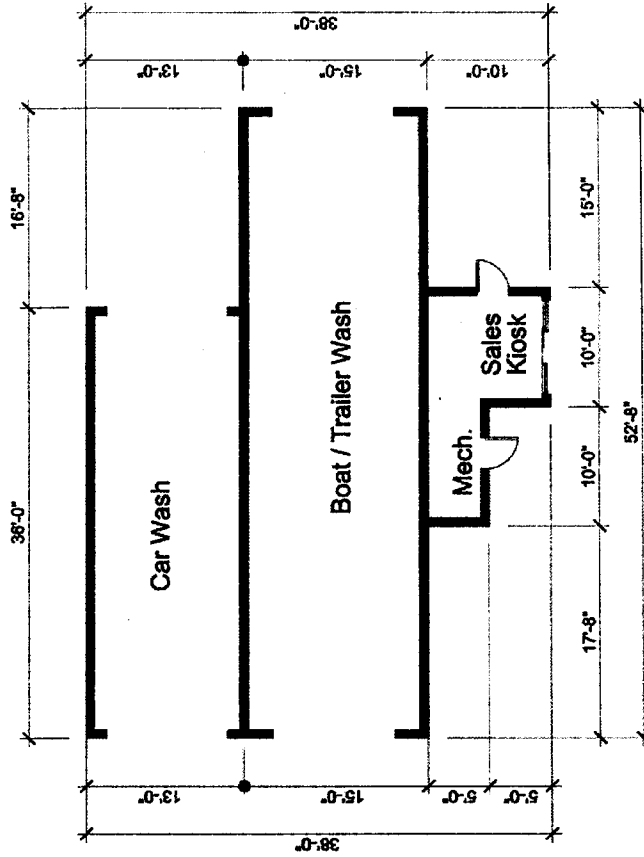


Tract 1990 Commercial Center

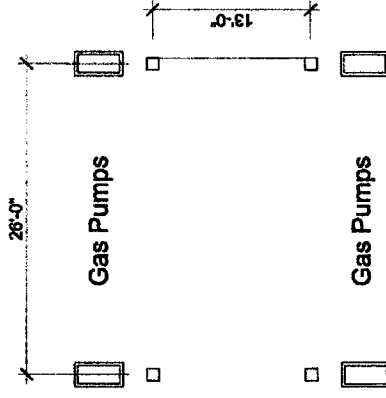
**PROJECT**  
Development Plan  
King D020142D

**EXHIBIT**  
Building 5 - Elevations





Car Wash Plan



Gas Station Plan

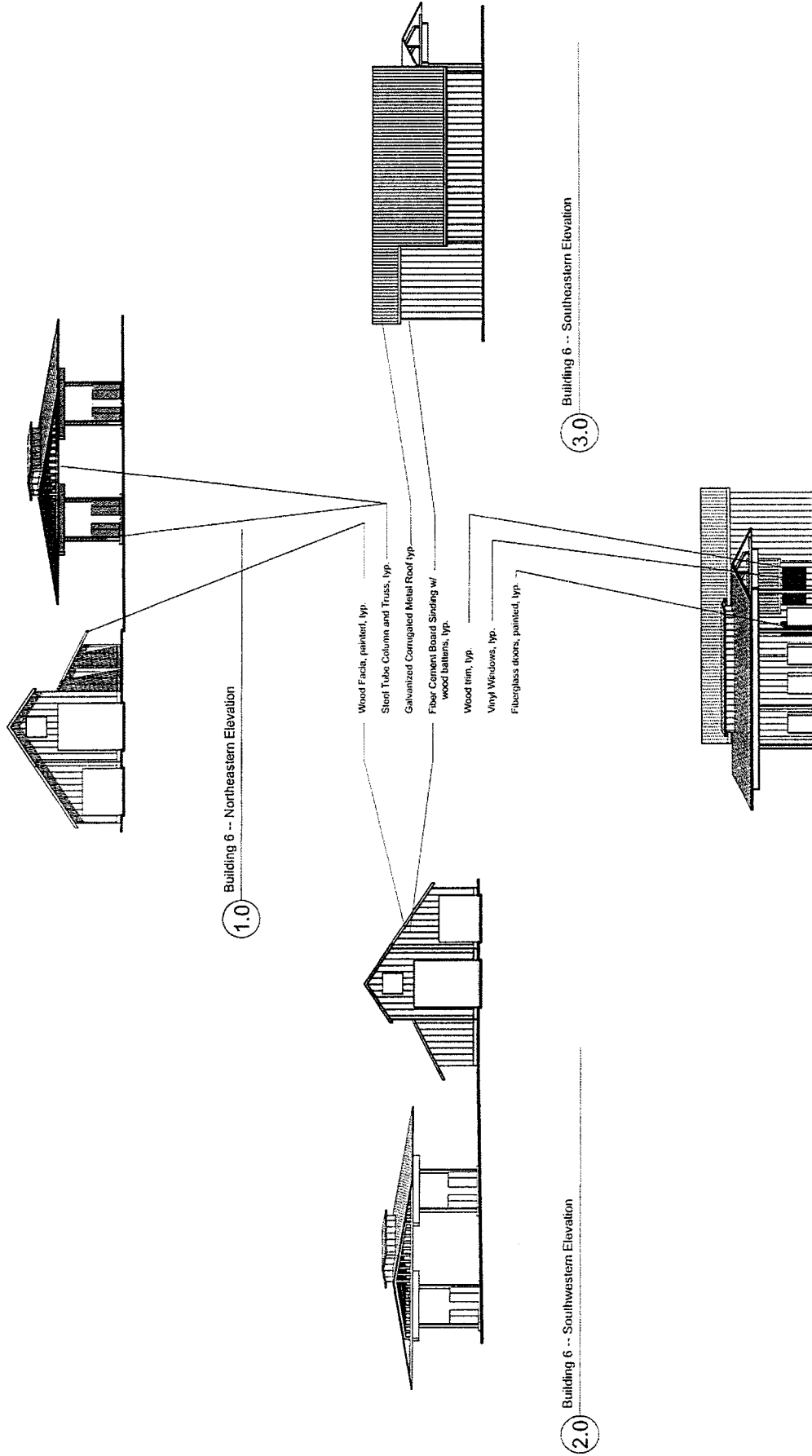
PROJECT

Development Plan  
King D020142D

EXHIBIT

Building 6 - Floor Plan





PROJECT

Development Plan  
King D020142D

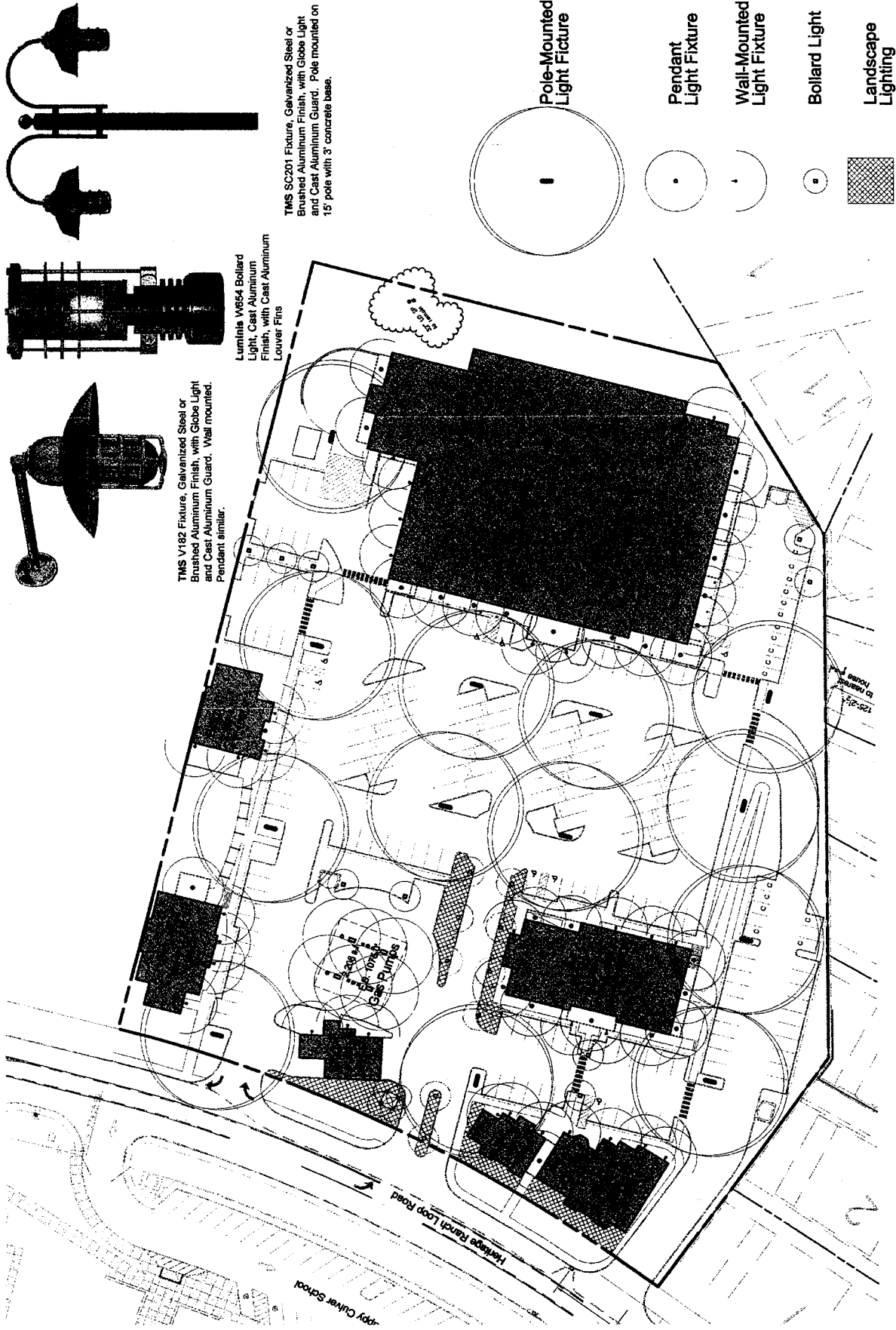
EXHIBIT

Building 6 - Elevations





**PROJECT** Development Plan  
King D020142D



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SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

Cut 41,198 cu. yds  
Fill 34,016 cu. yds  
Net 7,182 cu. yds cut

Excess cut to be used for soil consolidation (no export).

We anticipate approx. 8,000 cu yds earthwork associated with the required wetlands replacement, as directed by project biologist.



PROJECT

Development Plan  
King D020142D

EXHIBIT

Conceptual Grading Plan



3-35



**COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

**Project Title & No.** King Conditional Use Permit and Grading Permit D020142D ED 05-054

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Martha Neder  
Prepared by (Print)

Signature

5/30/06  
Date

Steve McMasters  
Reviewed by (Print)

Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

3/30/06  
Date

**Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

**A. PROJECT**

**DESCRIPTION:** Proposal by King Ventures for a Conditional Use Permit to allow a commercial shopping center consisting of six buildings of approximately 33,500 square feet, 13,000 square feet, 4,500 square feet, 3,000 square feet, 2,200 square feet and 1,400 square feet; approximately 4,000 square feet of gas pump area; and 210 parking spaces. The project will result in the disturbance of approximately 7 acres of a 10.6 acre project site. The proposed project is within the Commercial Retail land use category and is located on the south side of Heritage Loop Road at the intersection of Heritage Loop Road and Nacimiento Lake Drive in Heritage Ranch Village area. The site is in the Nacimiento planning area.

**ASSESSOR PARCEL NUMBER(S):** 012-190-001, 012-371-014 & SUPERVISORIAL DISTRICT # 1  
015

**B. EXISTING SETTING**

**PLANNING AREA:** Nacimiento, Heritage Ranch Village Area

**LAND USE CATEGORY:** Commercial Retail, Residential Suburban

**COMBINING DESIGNATION(S):** Geologic Study, Sensitive Resource Area

**EXISTING USES:** Undeveloped

**TOPOGRAPHY:** Nearly level to steeply sloping

**VEGETATION:** Grasses , wetland

**PARCEL SIZE:** 10.6 acres

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Public Facilities; school	<i>East:</i> Residential Suburban; open space
<i>South:</i> Residential Suburban; residential	<i>West:</i> Residential Suburban; residential



**C. ENVIRONMENTAL ANALYSIS**

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY CHECKLIST**

1.	<b>AESTHETICS - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<b>Create an aesthetically incompatible site open to public view?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	<b>Introduce a use within a scenic view open to public view?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	<b>Change the visual character of an area?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	<b>Create glare or night lighting, which may affect surrounding areas?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	<b>Impact unique geological or physical features?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f)	<b>Other: _____</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project will be visible from Nacimiento Lake Drive, a major arterial in the area and a designated state scenic highway. The visual character along Nacimiento Lake Drive, while rural and highly scenic contains scattered elements of development related to both clustered residential development and the Cappy Culver School immediately across Heritage Loop Road to the northwest. The topography in the area consists mainly of rolling hills with intermittent oak woodlands and grasslands covering slopes adjacent to the road.

The vegetation on site is dominated by grasses with areas of riparian vegetation and some oaks. No vegetation that could effectively screen development exists.

In order to protect the scenic quality of Nacimiento Lake Drive, Heritage Ranch planning area standard 10e requires a minimum open space setback of 500 feet from the centerline of Nacimiento Lake Drive for all development parcels, fences, and primary and accessory structures. Further, this 500 foot setback area is within the Sensitive Resource Area designation for scenic quality. The proposed project meets this standard.

**Impact.** A Visual Analysis was prepared by Andrew Merriam, Cannon Associates (June 2005) to address visual resource baseline conditions and the potential for construction of the proposed project to result in impacts to visual resources. Mr. Merriam, now of MBA Planning Group, prepared an addendum (November 16, 2005) to that report to address site plan and design changes.

Visual impacts were analyzed from seven view points along Nacimiento Lake Drive. Pylons were located along the site frontage at three of the building locations most likely to generate visual impacts. Baseline photos were evaluated to determine the roofline of the proposed project based on plans and information provided by the applicant.

Based on the photo simulations in the visual analysis, the proposed project would be highly visible from several prominent locations along the County scenic roadway. However, the proposed project would not project into the skyline, the structures are designed to represent barn forms with rural character, and landscaping will provide screening to soften the appearance of development. Proposed lighting consists of shielded light sources directed onto the lot.

**Mitigation/Conclusion.** In order to maintain the rural character of the area and scenic quality of the Nacimiento Lake Drive corridor, the following measures are proposed to significantly reduce potential impacts of future development: development shall use highly articulated architectural forms, restrict roof elevations to not silhouette the skyline, use a mixture of building colors, use barn-like features, and incorporate landscaping which will interrupt the roofline of the project consistent with the proposed elevations, colorboard, lighting plan, and landscaping plan. The applicant has agreed to incorporate these measures (see attached Developer's Statement) as a part of the project. Therefore, implementation of these measures will reduce the potential visual impacts to insignificant levels.

## 2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The soil types include: Ryer clay loam, (2 - 9% slope), Dibble clay loam, (9 - 15 % slope), Dibble clay loam, (30 - 50 % slope), Dibble clay loam, (50 - 75 % slope), Balcom-Nacimiento complex, (30-50%), Badland, Shimmon- Dibble association, steep, Shimmon-Dibble association, very steep, San Ysidro sandy loam, (2 - 9% slope). As described in the Natural Resource Conservation Service Soil Survey, the "non-irrigated" soil classes are "NA, IV, VI, VII", and the "irrigated" soil classes are "NA, II, III, IV".

**Impact.** The project is located in a predominantly non-agricultural area. While there are visual remnants of ranching operations in the project area, these are being reduced with the introduction of new residential development. No significant impacts to agricultural resources are anticipated.

**Mitigation/Conclusion.** No mitigation measures are necessary.

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NO<sub>x</sub>) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM<sub>10</sub>) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone.

**Impact.** As proposed, the project will result in the disturbance of approximately 7 acres. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. The proposed project was referred to the APCD for review and determination of any air quality impacts potentially resulting from the proposed project. Air quality impacts during construction include the generation of fugitive dust, potential release of asbestos, and particulate emissions resulting from the developmental burning of vegetative material (Andy Mutziger; November 30, 2004). The project exceeds the APCD fugitive dust (PM<sub>10</sub>) threshold. Operational impacts will likely exceed the APCDs thresholds value of 25 lbs/day for nitrogen oxides (NO<sub>x</sub>), reactive organic compounds (ROG), and particulate matter (PM<sub>10</sub>). Sensitive land uses in the vicinity of the proposed facility include an elementary school and residences.

In addition, gas stations have the potential to cause increased cancer risk for those who live or work in the surrounding area due to the emission of toxic or hazardous air pollutants. The significance of this potential health risk depends upon several factors, including the annual gasoline throughput and the location of the receptors. Using this information, APCD will run a health-based screening level risk assessment for the gasoline facility, following the California Air Pollution Control Officer's Association (CAPCOA) guidelines. Depending on the screening risk determination, applicants may be subject to throughput limitations through the Combined Authority to Construct for the gas station issued by APCD and the Environmental Health Service.

**Asbestos.** Asbestos is considered a toxic air contaminant by the State Air Resources Board. If naturally occurring asbestos is present within the soil underlying the project site or relocated utility lines, future grading activities would release the asbestos into the air, resulting in a potentially significant air quality impact.

**Developmental Burning.** On February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County; however, in certain situations where no technically feasible alternative is available, limited burning may be allowed. Unregulated burning would result in a potentially significant air quality impact.

**Fugitive Dust (PM<sub>10</sub>).** Implementation of the proposed project would result in the generation of dust, potentially affecting adjacent roadways and residences, resulting in a potentially significant air quality impact.

**Mitigation/Conclusion.** The project is required to comply with all applicable APCD regulations pertaining to the control of PM<sub>10</sub> as contained in section 6.5 of the Air Quality Handout. APCD-recommended measures to reduce potentially significant air quality impacts to insignificant levels include:

**Gasoline Station.** The applicant is required to obtain a Combined Authority to Construct from APCD and Environmental Health Service through which a health-based screening level risk assessment is conducted for the facility and throughput limitations may be applied.

**Vehicle Emissions.** To reduce the emissions impact of diesel vehicles accessing the facility, the applicant shall implement a no idle zone for diesel delivery trucks.

**Fugitive Dust (PM<sub>10</sub>).** To minimize nuisance dust impacts, the applicant is required to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible.

**Naturally-Occurring Asbestos.** The applicant is required to submit the results of geologic evaluation conducted to determine if naturally occurring asbestos is present. If it is present, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure.

**Developmental Burning.** To minimize the effects of vegetative burning on regional air quality, the applicant is required by regulation to avoid burning, or if no alternative is available, obtain a burn permit from the APCD and County Fire/California Department of Forestry, and comply with all conditions required by these agencies.

**Operational Phase Mitigation.** The applicant shall submit verification from APCD that all feasible Standard and Additional Operational Phase Mitigation Measures, such as on-site bicycle parking, preferential carpool and vanpool parking, and increased building energy efficiency, have been implemented.

Implementation of the mitigation measures described above and listed in Exhibit B would mitigate all identified air quality impacts to levels of insignificance.

#### 4. BIOLOGICAL RESOURCES - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The following habitats were observed on the proposed project: Grasses and, wetland. There are approximately 4,738 square feet of wetland on the project site. There is approximately 9,845 square feet of wetland off-site which connect to the on-site wetland areas. Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: None

Wildlife: None

Habitats: Valley Oak Woodland app. 1 mile northwest of property

**Impact.** Wetlands are a sensitive habitat recognized by local, state and federal policies and regulations. As proposed, the project will result in potentially significant impacts to biological resources due the impacts to wetland habitat. A Wildlife Assessment (Althouse and Meade; February 2003), an Army Corps of Engineers Extent of Jurisdiction analysis (Army Corps of Engineers, File Number 27806S; November 18, 2003), and a follow-up letter from Althouse and Meade (March 10, 2005) were prepared for the project. The project will disturb all of the wetland area on the project site (totaling approximately 4,738 square feet), through the placement of culverts and filling of the on-site drainages. In addition, due to the alteration of the drainage swales as well as increase in paved area, off-site wetland areas may also be impacted. Information from the biologist states that project would not have a significant effect on any sensitive plant or animal species.

**Mitigation/Conclusion.** Impacts to wetlands and drainages will be mitigated by constructing vernal wetland habitat adjacent to the property. The following measures are proposed to significantly reduce potential impacts of future development: verification of conformance with Army Corps of Engineers, RWQCB, and the California Department of Fish and Game requirements, replacement of disturbed wetland area at a ratio of 2:1, and construction monitoring. The applicant has agreed to incorporate these measures (see attached Developer's Statement) as a part of the project. Therefore, implementation of these measures will reduce the potential impacts to biological resources to insignificant levels.

**5. CULTURAL RESOURCES -***Will the project:*Potentially  
SignificantImpact can  
& will be  
mitigatedInsignificant  
ImpactNot  
Applicablea) *Disturb pre-historic resources?*☐☐☒☐b) *Disturb historic resources?*☐☐☒☐c) *Disturb paleontological resources?*☐☐☒☐d) *Other:* \_\_\_\_\_☐☐☐☐

**Setting.** The project is located in an area historically occupied by the Southern Salinan. No historic structures are present and no paleontological resources are known to exist in the area.

**Impact.** The project site is vacant and no historical resources exist. A Phase I (surface) survey was conducted (Robert Gibson 1988). No evidence of cultural materials was noted on the property.

**Mitigation/Conclusion.** No significant historic, pre-historic, or paleontological resource impacts are expected to occur, and no mitigation measures are necessary.

**6. GEOLOGY AND SOILS -***Will the project:*Potentially  
SignificantImpact can  
& will be  
mitigatedInsignificant  
ImpactNot  
Applicablea) *Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?*☐☐☒☐b) *Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?*☐☐☒☐c) *Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?*☐☒☐☐d) *Change rates of soil absorption, or amount or direction of surface runoff?*☐☒☐☐e) *Include structures located on expansive soils?*☐☐☒☐f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*☐☒☐☐g) *Involve activities within the 100-year flood zone?*☐☐☒☐

## 6. GEOLOGY AND SOILS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** GEOLOGY - The topography of the project is nearly level to steeply sloping. The area proposed for development is within the Geologic Study Area designation. The landslide risk potential is not known. The liquefaction potential during a ground-shaking event is not known. Active faulting is known to exist on or near the subject property app 1.5 miles east. The project is not within a known area containing serpentine or ultramafic rock or soils.

A preliminary Drainage Study was prepared by TEC Civil Engineering Consultants (March 2, 2005), Engineering Geology Review was prepared by GeoSolutions, Inc. (February 21, 2006) and a Soils Engineering Report was prepared by GeoSolutions, Inc. (January 12, 2005) for the proposed project. Geologic and soils conditions on the site have also been examined in the April 11, 1986 Final Environmental Impact Report for the Heritage Ranch Phasing Plan, Environmental Impact Report Addendum for Tract 1531, and October 9, 2002 Soils Engineering Report for Tract 1990. The reports conclude that no known active faults occur within the area and that geologic hazards can be mitigated through routine engineering and grading procedures.

**DRAINAGE** – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (Snake Creek) from the proposed development is approximately 0.2 miles to the south. Two drainage swales cross the project site. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered not well to well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

**SEDIMENTATION AND EROSION** – The soil types include: Ryer clay loam, (2 - 9% slope), Dibble clay loam, (9 - 15 % slope), Dibble clay loam, (30 - 50 % slope), Dibble clay loam, (50 - 75 % slope), Balcom-Nacimiento complex, (30-50%), Badland, Shimmon- Dibble association, steep, Shimmon-Dibble association, very steep, San Ysidro sandy loam, (2 - 9% slope). As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility and NA to high shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

**Impact.** As proposed, the project will result in the disturbance of approximately 7 acres. Flows generated by the site are generally directed west and south away from the property within the existing drainage washes. The drainage washes, which contain wetland habitat, will be disturbed and replaced with underground piping designed to handle the amount of flow generated by the project. Drainage will be generally directed into facilities installed as part of the Tract 1990 development and into natural drainage washes adjacent to the site. Drainage directed to the north and east area of the site will feed the wetland enhancement and replacement area. Stormwater will be captured by surface inlets and conveyed within underground piping systems to connect with Tract 1990 drainage facilities. Due to the potential presence of asbestos, the applicant will be required to conduct a geologic investigation for naturally occurring asbestos on the project site. In addition, prior to recordation of the final map, the applicant is required to prepare a SWPPP and a Sedimentation and Erosion Control plan as specified in section 22.05.034 of the County Land Use Ordinance prior to issuance of permits (refer to Exhibit B). Implementation of these measures would reduce impacts to less than significant and no additional mitigation is required.

**Mitigation/Conclusion.** Mitigation measures for Asbestos, preparation of a SWPPP, and submittal of materials required by ordinance or codes will mitigate impacts to geological resources to a level of insignificance.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is not located in an area of known hazardous material contamination. The project is within a high severity risk area for fire. The project is not within the Airport Review area.

**Impact.** The project includes the construction of a gasoline dispensing facility located approximately 175 feet from the Cappy Culver school site. Because of the distances from the proposed facility to the boundary of the Cappy Culver school site, and adjacent commercial and residential sites, the District would allow a maximum gasoline throughput of 2,115,000 gallons per calendar year. This limit is imposed to ensure that the health risk from the proposed gasoline dispensing facility is less than 10.0-



in-a-million for cancer at the boundary of the Cappy Culver School site. The applicant would need to agree with this throughput limitation, determined by APCD using the CAPCOA "Gasoline Service Station Industrywide Risk Assessment Guidelines" (December 1997), in order to receive an Authority to Construct.

The project is not expected to conflict with any regional evacuation plan.

**Mitigation/Conclusion.** Prior to issuance of a construction permit, the applicant is required to obtain a Combined Authority to Construct from the Air Pollution Control District and the San Luis Obispo County Environmental Health Service. Based on the above discussion and implementation of mitigation measures, hazards and hazardous materials impacts would be reduced to less than significant.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project site is located southwest of the existing Cappy Culver Elementary School. Potential noise sources are future minor transportation noise, and future noise from delivery trucks and building mechanical equipment and operations located on the side of the commercial center market. Potential sensitive receptors are ten residential properties at the south and west side of the project site. An elementary school is located nearby.

**Impact.** A Noise Assessment and Mitigation Recommendations report was prepared by David Lord, of Acoustics and Noise (October 12, 2005) to address noise impacts the sch of the proposed project. Mr. Lord, prepared an addendum (November 16, 2005) to that report to address site plan and design changes. Because loading areas and mechanical equipment are located behind buildings and away from the elementary school, noise exposure impacts are anticipated to be less than significant. The proposed project also locates the loading and delivery area away from the residential properties. The building itself will act as a noise barrier between the noise source and the sensitive receptors. The currently proposed design reduces the stationary noise and transportation noise well below the allowable limits.

**Mitigation/Conclusion.** No significant noise impacts are anticipated, and no mitigation measures are necessary.

**9. POPULATION/HOUSING -***Will the project:*Potentially  
SignificantImpact can  
& will be  
mitigatedInsignificant  
ImpactNot  
Applicable

- a) *Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?*
- b) *Displace existing housing or people, requiring construction of replacement housing elsewhere?*
- c) *Create the need for substantial new housing in the area?*
- d) *Use substantial amount of fuel or energy?*
- e) *Other:* \_\_\_\_\_

☐☐☒☐☐☐☒☐☐☐☒☐☐☐☒☐☐☐☐☐

**Setting** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

The County has recently adopted a revised Housing Element. One of the new Housing Element Programs (Program HE 1.9) indicates that the County will prepare an Inclusionary Housing Ordinance during 2005. Upon adoption of the ordinance, future commercial development may be required to pay a fee to support development of new affordable housing.

**Impact.** The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

**10. PUBLIC SERVICES/UTILITIES -***Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*Potentially  
SignificantImpact can  
& will be  
mitigatedInsignificant  
ImpactNot  
Applicable

- a) *Fire protection?*
- b) *Police protection (e.g., Sheriff, CHP)?*
- c) *Schools?*
- d) *Roads?*

☐☒☐☐☐☒☐☐☐☐☒☐☐☐☒☐

**10. PUBLIC SERVICES/UTILITIES -**

*Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*

Potentially  
SignificantImpact can  
& will be  
mitigatedInsignificant  
ImpactNot  
Applicable

e) Solid Wastes?

☐☐☒☐

f) Other public facilities?

☐☐☒☐

g) Other: \_\_\_\_\_

☐☐☐☐

**Setting.** The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Heritage Ranch Station 33) is approximately 0.6 miles to the (southwest). The closest Sheriff substation is in Templeton, which is approximately 20 miles from the proposed project. The project is located in the San Miguel Joint Union Elementary School District.

**Impact.** The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** Public facility (county) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

**11. RECREATION - Will the project:**Potentially  
SignificantImpact can  
& will be  
mitigatedInsignificant  
ImpactNot  
Applicable

a) Increase the use or demand for parks or other recreation opportunities?

☐☐☒☐

b) Affect the access to trails, parks or other recreation opportunities?

☐☐☒☐

c) Other \_\_\_\_\_

☐☐☐☐

**Setting.** The County Trails Plan shows that a potential trail does not go through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

**Impact.** The proposed project will not create a significant need for additional park or recreational resources.

**Mitigation/Conclusion.** No significant recreation impacts are anticipated, and no mitigation measures are necessary.

**12. TRANSPORTATION/  
CIRCULATION - Will the project:**Potentially  
SignificantImpact can  
& will be  
mitigatedInsignificant  
ImpactNot  
Applicable

a) Increase vehicle trips to local or areawide circulation system?

☐☐☒☐

## 12. TRANSPORTATION/ CIRCULATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Future development will access onto the following public road(s): Nacimiento Lake Drive. The identified roadway is operating at acceptable levels. Referrals were sent to Public Works. No significant traffic-related concerns were identified.

A Traffic, Circulation, and Parking Study (Associated Transportation Engineers; July 18, 2003) and an addendum analyzing site access revisions (Associated Transportation Engineers; July 21, 2003) were prepared for the project.

**Impact.** The residents of Heritage Ranch currently travel to and from Paso Robles for goods and services. Therefore, development of the project would not result in new trips to the Heritage Ranch area, with the exception of recreation travelers stopping at the site on their way to and from the recreational areas near Heritage Ranch. Development of the project would result in beneficial traffic impacts on Nacimiento Lake Drive because residents of Heritage Ranch currently travel to Paso Robles for goods and services. It is anticipated that 30 to 50% of the traffic generated by the project would be diverted from trips currently traveling to Paso Robles to shop. This would result in a potential net reduction of 650 to 1,050 average daily trips from Nacimiento Lake Drive.

The proposed project is estimated to generate a maximum of about 2,197 trips per day, based on the Institute of Traffic Engineer's manual of 40.67/1,000 square feet. With this additional traffic, both the intersections of Nacimiento Lake Drive and Gateway Drive and Nacimiento Lake Drive and Heritage Loop Road are forecast to operate at LOS A.

**Mitigation/Conclusion.** No significant traffic impacts were identified, and no mitigation measures are necessary.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The Heritage Ranch Community Services District (HRCSD) would provide wastewater collection service. The HRCSD has indicated that wastewater service is available to serve the project site (John D'Ornellas, March 23, 2005). No wastewater impacts are anticipated.

**Impact.** The project proposes to use a community system (Heritage Ranch CSD) as its means to dispose wastewater.

**Mitigation/Conclusion.** No wastewater impacts are anticipated and no mitigation measures are required.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project proposes to use a community system (HRCSD) as its water source.

The topography of the project is nearly level to steeply sloping. The closest creek (Snake Creek) from the proposed development is approximately 0.2 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Flows generated by this site are directed west and south away from the property within existing drainage washes.

**Impact.** The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

**Surface Water.** A Preliminary Drainage Report was prepared (TEC; March 2, 2005) for this project. The proposed development site was analyzed to determine the sizing of the required storm drainage systems to be installed as well as ascertain potential impacts. The report determined that the site lies outside of the 100-year flood zone as delineated by the Federal Emergency Management Agency (FEMA).

Approval of the Drainage Plan and compliance with this plan (per LUO Section 22.52.080) which will direct surface flows in a non-erosive manner through the site is required by ordinance.

In addition, a Stormwater Pollution Prevention Plan (SWPPP) and a sedimentation and erosion control plan would be required for the proposed project prior to any site disturbance (refer to Section 6, Geology).

**Mitigation/Conclusion.** Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - <i>Will the project:</i>	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>15. LAND USE - Will the project:</b>	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study. The project is consistent with the Sensitive Resource Area (SRA) Combining Designation requirements as there is no development proposed within the SRA and mitigation measures are included to protect the scenic quality of the Nacimiento Lake Drive corridor. These measures include development shall use highly articulated architectural forms, restrict roof elevations to not silhouette the skyline, use a mixture of building colors, use barn-like features, and incorporate landscaping which will interrupt the roofline of the project consistent with the proposed elevations, colorboard and landscaping plan.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

<b>16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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For further information on CEQA or the county's environmental review process, please visit the County's web site at "[www.sloplanning.org](http://www.sloplanning.org)" under "Environmental Review", or the California Environmental Resources Evaluation System at "[http://ceres.ca.gov/topic/env\\_law/ceqa/guidelines/](http://ceres.ca.gov/topic/env_law/ceqa/guidelines/)" for information about the California Environmental Quality Act.



**Exhibit A - Initial Study References and Agency Contacts**

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input checked="" type="checkbox"/>	County Environmental Health Division	In File**
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	In File**
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Heritage Ranch Community Service District	Attached
<input checked="" type="checkbox"/>	Other <u>Heritage Ranch Homeowners Assn</u>	None
<input checked="" type="checkbox"/>	Other <u>Monterey County</u>	None

\*\* "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Nacimiento Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

**Soils Engineering Report; GeoSolutions, Inc.; January 12, 2005**

**Engineering Geology Review; GeoSolutions, Inc.; February 21, 2006**

**Final Environmental Impact Report for the Heritage Ranch Phasing Plan; Morro Group; April 11, 1986**

**Environmental Impact Report Addendum for Tract 1531; Morro Group; 1988**

**Soils Engineering Report for Tract 1990; GeoSolutions, Inc.; October 9, 2002**

**Site Access; Associated Transportation Engineers; July 21, 2005**

**Traffic, Circulation, and Parking Study; Associated Transportation Engineers; July 18, 2003**

**Preliminary Drainage Study; TEC Civil Engineering Consultants; March 2, 2005**

**Visual Analysis; Cannon Associates; June 2005**

**Visual Update for Tract 1990 Commercial Center; Andrew Merriam, MBP; November 16, 2005**

**Biological Resources; Althouse and Meade, Inc.; March 10, 2005**

**Jurisdiction Delineation; Army Corps of Engineers; November 18, 2003**

**Wildlife Assessment; Althouse and Meade, Inc; February 2003**

**Phase I Archaeological Surface Survey; Robert Gibson; March 2, 1988**

**Noise Assessment and Mitigation Recommendations; David Lord, Acoustics and Noise; October 12, 2005**

**Amendment to Noise Assessment and Mitigation Recommendations; David Lord, Acoustics and Noise; November 16, 2005**

## Exhibit B - Mitigation Summary Table

### AESTHETICS

- VS-1 At the time of application for construction permits**, the applicant shall submit construction drawings consistent with the approved color board, site plan, floor plan, sign plan, and elevations that demonstrate the following:
- a. Highly articulated architectural forms;
  - b. Roof elevations do not silhouette the skyline;
  - c. Mixture of building colors;
  - d. Use of barn-like features;
  - e. revised elevations for the gas pump area cover to show a maximum of 14 feet between finish floor and the roof/wall intersection. The overall height of the gas pump cover structure shall be a maximum of 20 feet from finished floor.
- VS-2 Prior to occupancy or final inspection**, whichever occurs first, the applicant shall implement the proposed color board and elevations, showing exterior finish materials, colors, and height above the existing natural ground surface, as shown on the attached exhibits.
- VS-3 At the time of application for construction or grading permits**, the applicant shall show on the project plans, the border of cut slopes and fills rounded off to a minimum radius of five feet. For any visible cuts from key viewing areas previously identified, sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least 8" of topsoil for the reestablishment of vegetation. **As soon as the grading work has been completed and prior to final inspection**, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation.
- VS-4 At the time of application for construction permits**, the applicant shall submit a revised landscape plan to the Department of Planning and Building and APCD for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised plan:
- a. planting of trees which, when mature, will interrupt the roofline of the project when viewed from Nacimiento Lake Drive.
  - b. compliance with the Visual Analysis prepared by Andrew Merriam, Cannon Associates (June 2005) and the addendum prepared by Mr. Merriam, now of MBA Planning Group (November 16, 2005)
  - c. planting of shade trees in parking lots to reduce evaporative emissions from parked vehicles and shade trees planted along southern exposures of buildings to reduce summer cooling needs.
- VS-5 At the time of application for construction or grading permits**, a cost estimate for a planting plan, installation of landscaping, and maintenance of new landscaping for a period of three years shall be prepared by a qualified individual (e.g., landscape contractor), and shall be reviewed and approved by the County Department of Planning and Building. **Prior to issuance of any construction or grading permits**, a performance bond, equal to the cost estimate and administrative costs, shall be posted by the applicant for a period of three years.
- VS-6 Planting**, in accordance with the approved landscaping plan, **shall be installed before final building inspection**. All planting shall be maintained in a viable condition in perpetuity. In conjunction with the implementation of the landscaping and wetland replacement and restoration plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), to the Department of Planning and Building stating that the planting has been completed.

- VS-7** To guarantee the success of the landscaping, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new vegetation until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.
- VS-8** **At the time of application for construction permits**, the applicant shall submit a final lighting plan consistent with the attached Schematic Lighting Plan and provide details on any proposed exterior lighting. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties and do not create glare when viewed from neighboring residential parcels. All lighting poles, fixtures, and hoods shall be dark colored. The height of free standing [or security] outdoor lighting fixtures shall be kept as low as is practically possible.
- VS-9** **Prior to final inspection or occupancy, whichever occurs first**, the applicant shall implement the approved lighting plan.

## **AIR QUALITY**

- AQ-1** All development shall be in compliance with all applicable APCD regulations pertaining to the control of PM10 as contained in section 6.5 of the Air Quality Handout. **Prior to issuance of grading or construction permits**, the following notes shall be shown on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to site disturbance.
- a. Reduce the amount of disturbed area where possible.
  - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
  - c. All dirt stock-pile areas should be sprayed daily as needed.
  - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
  - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.
  - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
  - g. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
  - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
  - j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.

- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

**Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

**AQ-2 Prior to issuance of grading and construction permits**, the applicant shall submit the results of a geologic evaluation conducted to determine if naturally occurring asbestos is present within the area proposed for disturbance. If naturally occurring asbestos is not present, an exemption request shall be filed with the APCD. If naturally occurring asbestos is present, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM). Compliance may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for APCD approval.

**AQ-3** In the event no technically feasible alternatives are available other than developmental burning, the applicant shall contact the APCD and California Department of Forestry to obtain a burn permit and comply with permit requirements.

**AQ-4** Based on URBEMIS2002 computer model for estimating vehicle travel, fuel use, and the resulting emissions related to the project's land uses, the proposed project will generate more than 25 lbs/day of nitrogen oxides (NOx) and reactive organic compounds (ROG) and more than 10 lbs/day of particulate matter that is less than 10 microns in size (PM10). **Prior to issuance of grading and construction permits**, the applicant shall submit verification from APCD that all feasible Standard and Additional Operational Phase Mitigation Measures listed below have been incorporated into the project construction plans:

- a. Provide on-site bicycle parking. One bicycle parking space for every ten car parking spaces shall be installed;
- b. Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips;
- c. Provide preferential carpool and vanpool parking;
- d. Provide shower and locker facilities to encourage employees to bike and/or walk to work (one shower and three lockers for every 25 employees);
- e. Provide on-site banking (ATM) and postal services;
- f. Reserve an area for a full service bus stop to be installed when the area is serviced by the regional transit service;
- g. Implement on-site circulation design elements in parking lots to reduce vehicle queuing and emphasize the pedestrian environment;
- h. Provide pedestrian signage to improve pedestrian safety and provide pedestrian signalization as the need becomes appropriate;
- i. Employ or appoint an Employee Transportation Coordinator;
- j. Implement a Transportation Choices Program. The applicant will work with the Transportation Choices Coalition partners on how to start and maintain a program (contact SLO Regional Rideshare at 805/541-2277);
- k. Provide bicycle trail/route connections to trails constructed adjacent to the project site;
- l. Provide home delivery service for customers of the grocery store when demand is such that overall trips would be significantly reduced by the service. Grocery store management shall maintain a list of customers who express interest in home delivery to help them gauge the demand for this service;
- m. Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs;
- n. Use built-in energy efficient appliances, where applicable;
- o. Use double-paned windows;

- p. Use low energy parking lot and street lights (i.e. sodium);
- q. Use energy efficient interior lighting;
- r. If traffic lights are to be installed for this project in the future, use low energy traffic signals (i.e. light emitting diode);
- s. Install door sweeps and weather stripping if more efficient doors and windows are not available;
- t. Install high efficiency or gas space heating;
- u. Implement a no idle zone for diesel driven delivery trucks and use the following techniques:
  - i. Each delivery vehicle's engine shall be shut off within two minutes of arrival in the area, unless the vehicle is actively maneuvering;
  - ii. The scheduling of deliveries shall be staggered to the extent feasible;
  - iii. Vehicle operators shall be made aware of the no idle zone, including a notification by letter to companies controlling out of the area drivers;
  - iv. Prominently lettered signs shall be posted in the receiving dock area to remind drivers to shut off their engines.

**Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

## **BIOLOGICAL RESOURCES**

**BR-1 Prior to issuance of construction or grading permits**, the applicant shall provide evidence of permits or verification that no permit is necessary from the following agencies: California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers.

**BR-2** Any wetland area disturbance shall be replaced and restored with in-kind habitat at minimum of a 2:1 basis. **Prior to issuance of construction or grading permits**, a wetland replacement and restoration plan shall be prepared by a qualified individual familiar with wetland areas for review and approval by the Environmental Coordinator in consultation with the California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers. The Wetland replacement and restoration plan shall, at minimum, include the following:

- locations, amounts, size and types of plants to be replanted;
- initial and final grading contours;
- protection measures for areas not to be disturbed during construction;
- construction drawings showing project limits;
- monitoring plan;
- interim measures during construction;
- any other necessary components (e.g., temporary irrigation, amendments, etc.) to insure successful replacement and restoration.

Implementation of the approved wetland replacement and restoration plan shall be completed **prior to final inspection**.

**BR-3 Prior to issuance of construction or grading permits**, the applicant agrees to secure a bond with the county to cover the costs of monitoring and maintaining the site for the minimum three year period. The bond shall not be released until the applicant has provided evidence of permits or verification that no permit is necessary from the following agencies: California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers.

- BR-4 Prior to issuance of construction or grading permits**, the applicant shall contact the Department of Planning and Building Department and set up a pre-construction meeting that will also include the construction team, the applicant, and the environmental monitor.
- BR-5 Prior to initial disturbance**, the project site will be surveyed by a qualified biologist for the presence of nesting song birds and burrowing owls. Should nesting birds or burrowing owls be observed within the project site, construction shall be delayed until the nestlings have fledged and recommendations from the biologist have been implemented. If raptors are nesting in an adjacent oak tree, no construction shall occur within 200 feet of the nest, until the juveniles have fledged.

#### **GEOLOGY AND SOILS**

- GS-1 Prior to issuance of construction or grading permits**, the applicant shall submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) filed with the RWQCB.
- GS-2 During construction** the applicant shall implement the recommendations from the Soils Engineering Report was prepared by GeoSolutions, Inc. (January 12, 2005) and the Engineering Geology Review prepared by GeoSolutions, Inc. (February 21, 2006).

#### **HAZARDS AND HAZARDOUS MATERIALS**

- H-1 Prior to issuance of a construction or grading permits for the gas station**, the applicant is required to obtain a Combined Authority to Construct from the Air Pollution Control District and the San Luis Obispo County Environmental Health Service.

#### **ENVIRONMENTAL MONITOR**

- EM-1 Prior to issuance of construction or grading permits**, the applicant shall provide funding for an environmental monitor for all measures requiring environmental mitigation to ensure compliance with County Conditions of Approval and mitigated Negative Declaration measures. The applicant shall obtain from a county-approved monitor a cost estimate, based on a county-approved work scope. The environmental monitor shall be under contract to the County of San Luis Obispo. Costs of the monitor and any county administrative fees, shall be paid for by the applicant.

**DEVELOPER'S STATEMENT FOR THE  
KING VENTURES CONDITIONAL USE PERMIT D020142D**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**AESTHETICS**

**VS-1 At the time of application for construction permits,** the applicant shall submit construction drawings consistent with the approved color board, site plan, floor plan, sign plan, and elevations that demonstrate the following:

- a. Highly articulated architectural forms;
- b. Roof elevations do not silhouette the skyline;
- c. Mixture of building colors;
- d. Use of barn-like features;
- e. revised elevations for the gas pump area cover to show a maximum of 14 feet between finish floor and the roof/wall intersection. The overall height of the gas pump cover structure shall be a maximum of 20 feet from finished floor.

**Monitoring:** The Planning and Building Department shall verify compliance.

**VS-2 Prior to occupancy or final inspection,** whichever occurs first, the applicant shall implement the proposed color board and elevations, showing exterior finish materials, colors, and height above the existing natural ground surface, as shown on the attached exhibits.

**Monitoring:** Building inspector will verify compliance with the approved color board and elevations, in consultation with the Department of Planning and Building and the Environmental Coordinator.

**VS-3 At the time of application for construction or grading permits,** the applicant shall show on the project plans, the border of cut slopes and fills rounded off to a minimum radius of five feet. For any visible cuts from key viewing areas previously identified, sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least 8" of topsoil for the reestablishment of vegetation. **As soon as the grading work has been completed and prior to final inspection,** the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation.



**Monitoring:** Department of Planning and Building will verify inclusion of required elements on plans. Building inspector will verify compliance with approved plans.

**VS-4** At the time of application for construction permits, the applicant shall submit a revised landscape plan to the Department of Planning and Building and APCD for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised plan:

- a. planting of trees which, when mature, will interrupt the roofline of the project when viewed from Nacimiento Lake Drive.
- b. compliance with the Visual Analysis prepared by Andrew Merriam, Cannon Associates (June 2005) and the addendum prepared by Mr. Merriam, now of MBA Planning Group (November 16, 2005)
- c. planting of shade trees in parking lots to reduce evaporative emissions from parked vehicles and shade trees planted along southern exposures of buildings to reduce summer cooling needs.

**Monitoring:** The Planning and Building Department, in consultation with the County Air Pollution Control District, shall verify compliance.

**VS-5** At the time of application for construction or grading permits, a cost estimate for a planting plan, installation of landscaping, and maintenance of new landscaping for a period of three years shall be prepared by a qualified individual (e.g., landscape contractor), and shall be reviewed and approved by the County Department of Planning and Building. **Prior to issuance of any construction or grading permits**, a performance bond, equal to the cost estimate and administrative costs, shall be posted by the applicant for a period of three years.

**Monitoring:** County will hold the bond.

**VS-6** Planting, in accordance with the approved landscaping plan, **shall be installed before final building inspection**. All planting shall be maintained in a viable condition in perpetuity. In conjunction with the implementation of the landscaping and wetland replacement and restoration plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), to the Department of Planning and Building stating that the planting has been completed.

**Monitoring:** Building inspector will verify installation of landscaping in consultation with the Department of Planning and Building and the Environmental Coordinator.

- VS-7 To guarantee the success of the landscaping, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new vegetation until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

**Monitoring:** Compliance will be verified by the Environmental Coordinator.

- VS-8 **At the time of application for construction permits**, the applicant shall submit a final lighting plan consistent with the attached Schematic Lighting Plan and provide details on any proposed exterior lighting. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties and do not create glare when viewed from neighboring residential parcels. All lighting poles, fixtures, and hoods shall be dark colored. The height of free standing [or security] outdoor lighting fixtures shall be kept as low as is practically possible.

**Monitoring:** Department of Planning and Building shall verify inclusion of required elements on plans in consultation with the Environmental Coordinator. Building inspector will verify compliance with approved plans.

- VS-9 **Prior to final inspection or occupancy, whichever occurs first**, the applicant shall implement the approved lighting plan.

**Monitoring:** The Planning and Building Department shall verify compliance.

## AIR QUALITY

- AQ-1 All development shall be in compliance with all applicable APCD regulations pertaining to the control of PM10 as contained in section 6.5 of the Air Quality Handout. **Prior to issuance of grading or construction permits**, the following notes shall be shown on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to site disturbance.

- a. Reduce the amount of disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock-pile areas should be sprayed daily as needed.
- d. Permanent dust control measures identified in the approved project revegetation and

- landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.
  - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
  - g. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
  - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
  - j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
  - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

**Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

**Monitoring:** The Planning and Building Department, in consultation with the County Air Pollution Control District, shall verify compliance.

**AQ-2 Prior to issuance of grading and construction permits**, the applicant shall submit the results of a geologic evaluation conducted to determine if naturally occurring asbestos is present within the area proposed for disturbance. If naturally occurring asbestos is not present, an exemption request shall be filed with the APCD. If naturally occurring asbestos is present, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM). Compliance may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for APCD approval.

**Monitoring:** The Planning and Building Department, in consultation with the County Air Pollution Control District, shall verify compliance.

**AQ-3** In the event no technically feasible alternatives are available other than developmental burning, the applicant shall contact the APCD and California Department of Forestry to obtain a burn permit and comply with permit requirements.

**Monitoring:** The Planning and Building Department, in consultation with the County Air Pollution Control District and CDF, shall verify compliance.

**AQ-4** Based on URBEMIS2002 computer model for estimating vehicle travel, fuel use, and the resulting emissions related to the project's land uses, the proposed project will generate more than 25 lbs/day of nitrogen oxides (NOx) and reactive organic compounds (ROG) and more than 10 lbs/day of particulate matter that is less than 10 microns in size (PM10). **Prior to issuance of grading and construction permits**, the applicant shall submit verification from APCD that all feasible Standard and Additional Operational Phase Mitigation Measures listed below have been incorporated into the project construction plans:

- a. Provide on-site bicycle parking. One bicycle parking space for every ten car parking spaces shall be installed;
- b. Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips;
- c. Provide preferential carpool and vanpool parking;
- d. Provide shower and locker facilities to encourage employees to bike and/or walk to work (one shower and three lockers for every 25 employees);
- e. Provide on-site banking (ATM) and postal services;
- f. Reserve an area for a full service bus stop to be installed when the area is serviced by the regional transit service;
- g. Implement on-site circulation design elements in parking lots to reduce vehicle queuing and emphasize the pedestrian environment;
- h. Provide pedestrian signage to improve pedestrian safety and provide pedestrian signalization as the need becomes appropriate;
- i. Employ or appoint an Employee Transportation Coordinator;
- j. Implement a Transportation Choices Program. The applicant will work with the Transportation Choices Coalition partners on how to start and maintain a program (contact SLO Regional Rideshare at 805/541-2277);
- k. Provide bicycle trail/route connections to trails constructed adjacent to the project site;
- l. Provide home delivery service for customers of the grocery store when demand is such that overall trips would be significantly reduced by the service. Grocery store management shall maintain a list of customers who express interest in home delivery to help them gauge the demand for this service;
- m. Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs;
- n. Use built-in energy efficient appliances, where applicable;
- o. Use double-paned windows;
- p. Use low energy parking lot and street lights (i.e. sodium);
- q. Use energy efficient interior lighting;
- r. If traffic lights are to be installed for this project in the future, use low energy traffic signals (i.e. light emitting diode);
- s. Install door sweeps and weather stripping if more efficient doors and windows are not available;
- t. Install high efficiency or gas space heating;
- u. Implement a no idle zone for diesel driven delivery trucks and use the following techniques:
  - i. Each delivery vehicle's engine shall be shut off within two minutes of arrival in the area, unless the vehicle is actively maneuvering;
  - ii. The scheduling of deliveries shall be staggered to the extent feasible;
  - iii. Vehicle operators shall be made aware of the no idle zone, including a notification by letter to companies controlling out of the area drivers;
  - iv. Prominently lettered signs shall be posted in the receiving dock area to remind drivers to shut off their engines.

**Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

**Monitoring:** The Planning and Building Department, in consultation with the County Air Pollution Control District, shall verify compliance.

## **BIOLOGICAL RESOURCES**

**BR-1 Prior to issuance of construction or grading permits**, the applicant shall provide evidence of permits or verification that no permit is necessary from the following agencies: California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers.

**Monitoring:** The Planning and Building Department, in consultation with the Environmental Coordinator, the California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers, shall verify compliance.

**BR-2** Any wetland area disturbance shall be replaced and restored with in-kind habitat at minimum of a 2:1 basis. **Prior to issuance of construction or grading permits**, a wetland replacement and restoration plan shall be prepared by a qualified individual familiar with wetland areas for review and approval by the Environmental Coordinator in consultation with the California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers. The Wetland replacement and restoration plan shall, at minimum, include the following:

- locations, amounts, size and types of plants to be replanted;
- initial and final grading contours;
- protection measures for areas not to be disturbed during construction;
- construction drawings showing project limits;
- monitoring plan;
- interim measures during construction;
- any other necessary components (e.g., temporary irrigation, amendments, etc.) to insure successful replacement and restoration.

Implementation of the approved wetland replacement and restoration plan shall be completed **prior to final inspection**.

**Monitoring:** The Planning and Building Department, in consultation with the Environmental Coordinator, the California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers, shall verify compliance.

**BR-3 Prior to issuance of construction or grading permits**, the applicant agrees to secure a bond with the county to cover the costs of monitoring and maintaining the site for the minimum three

year period. The bond shall not be released until the applicant has provided evidence of permits or verification that no permit is necessary from the following agencies: California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers.

**Monitoring:** The Planning and Building Department, in consultation with the Environmental Coordinator, the California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers, shall verify compliance.

- BR-4 Prior to issuance of construction or grading permits,** the applicant shall contact the Department of Planning and Building Department and set up a pre-construction meeting that will also include the construction team, the applicant, and the environmental monitor.

**Monitoring:** The Planning and Building Department, in consultation with the Environmental Coordinator, shall verify compliance.

- BR-5 Prior to initial disturbance,** the project site will be surveyed by a qualified biologist for the presence of nesting song birds and burrowing owls. Should nesting birds or burrowing owls be observed within the project site, construction shall be delayed until the nestlings have fledged and recommendations from the biologist have been implemented. If raptors are nesting in an adjacent oak tree, no construction shall occur within 200 feet of the nest, until the juveniles have fledged.

**Monitoring:** The Planning and Building Department, in consultation with the Environmental Coordinator, shall verify compliance.

## **GEOLOGY AND SOILS**

- GS-1 Prior to issuance of construction or grading permits,** the applicant shall submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) filed with the RWQCB.

**Monitoring:** The Planning and Building Department shall verify compliance.

- GS-2 During construction** the applicant shall implement the recommendations from the Soils Engineering Report was prepared by GeoSolutions, Inc. (January 12, 2005) and the Engineering Geology Review prepared by GeoSolutions, Inc. (February 21, 2006).

**Monitoring:** The Planning and Building Department shall verify compliance.

**HAZARDS AND HAZARDOUS MATERIALS**

**H-1** Prior to issuance of a construction or grading permits for the gas station, the applicant is required to obtain a Combined Authority to Construct from the Air Pollution Control District and the San Luis Obispo County Environmental Health Service.

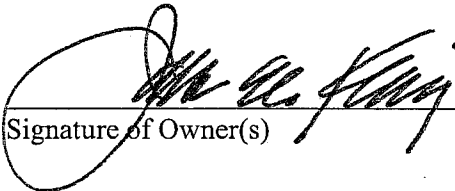
**Monitoring:** The Planning and Building Department shall verify compliance in consultation with APCD and Environmental Health.

**ENVIRONMENTAL MONITOR**

**EM-1** Prior to issuance of construction or grading permits, the applicant shall provide funding for an environmental monitor for all measures requiring environmental mitigation to ensure compliance with County Conditions of Approval and mitigated Negative Declaration measures. The applicant shall obtain from a county-approved monitor a cost estimate, based on a county-approved work scope. The environmental monitor shall be under contract to the County of San Luis Obispo. Costs of the monitor and any county administrative fees, shall be paid for by the applicant.

**Monitoring:** The Planning and Building Department, in consultation with the Environmental Coordinator, shall verify compliance.

*The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.*

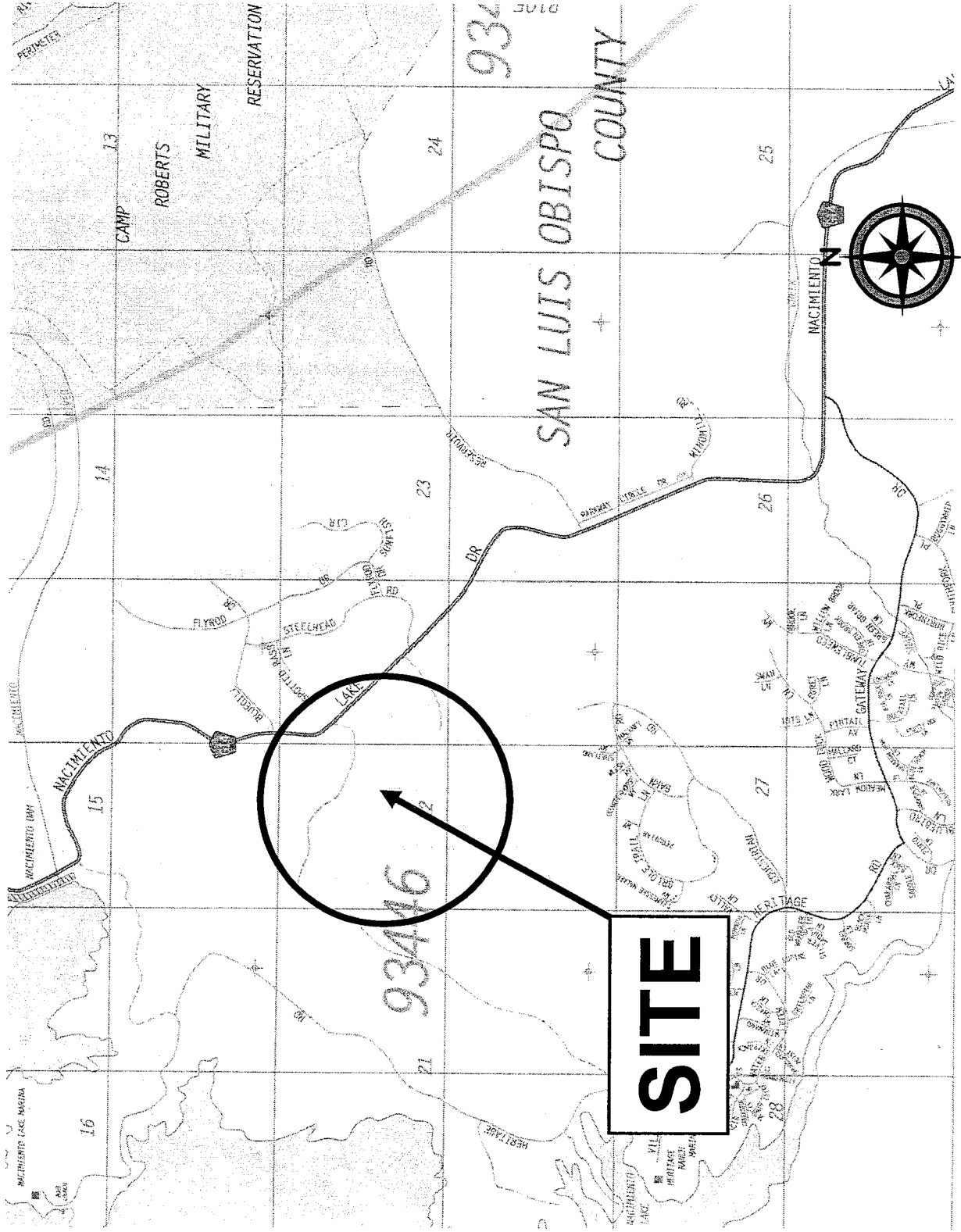
  
Signature of Owner(s)

5/26/06  
Date

John E. King  
Name (Print)

3-68

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Development Plan  
King D020142D

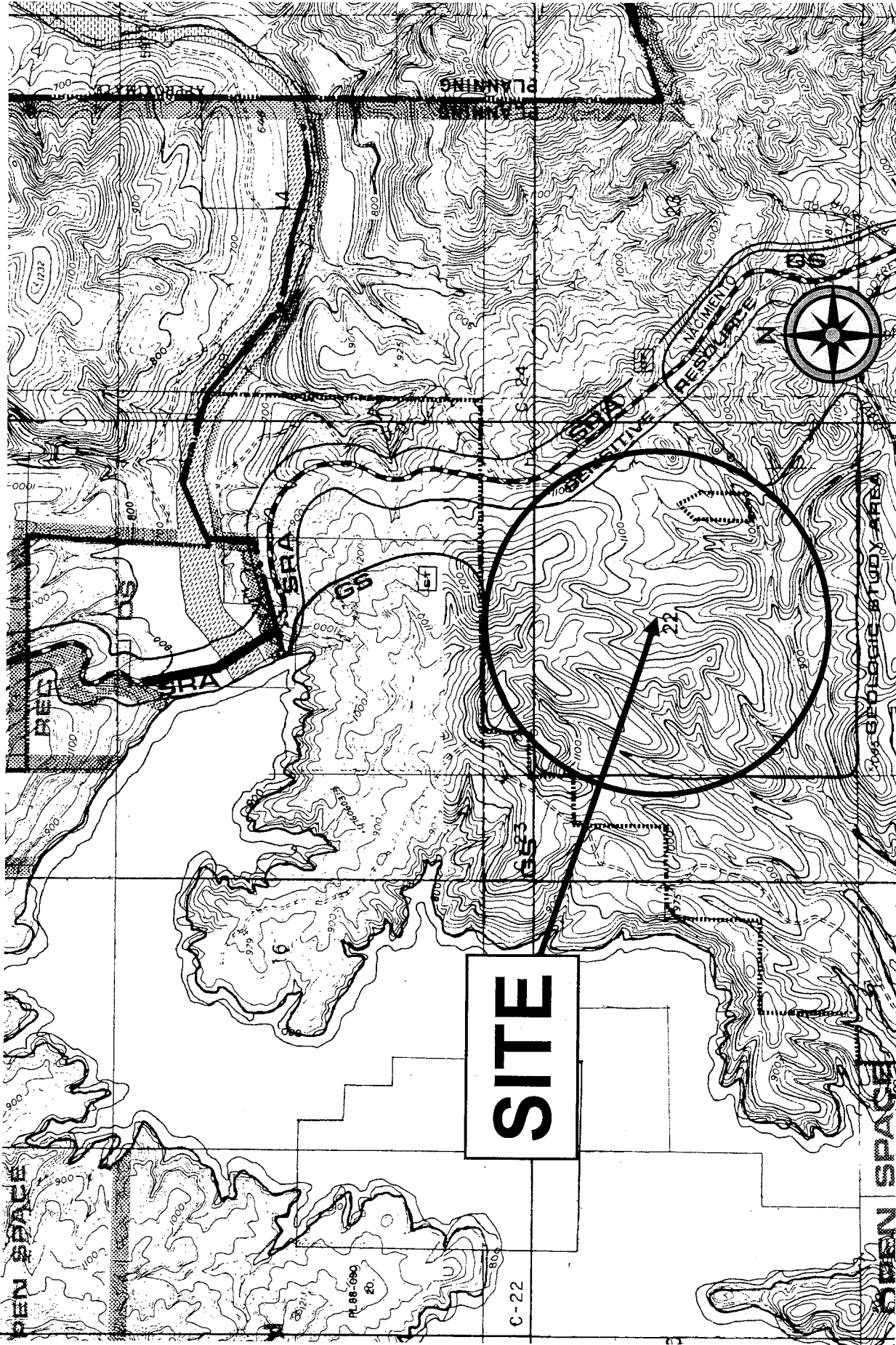
EXHIBIT

Lake Nacimiento Vicinity





3-69



PROJECT

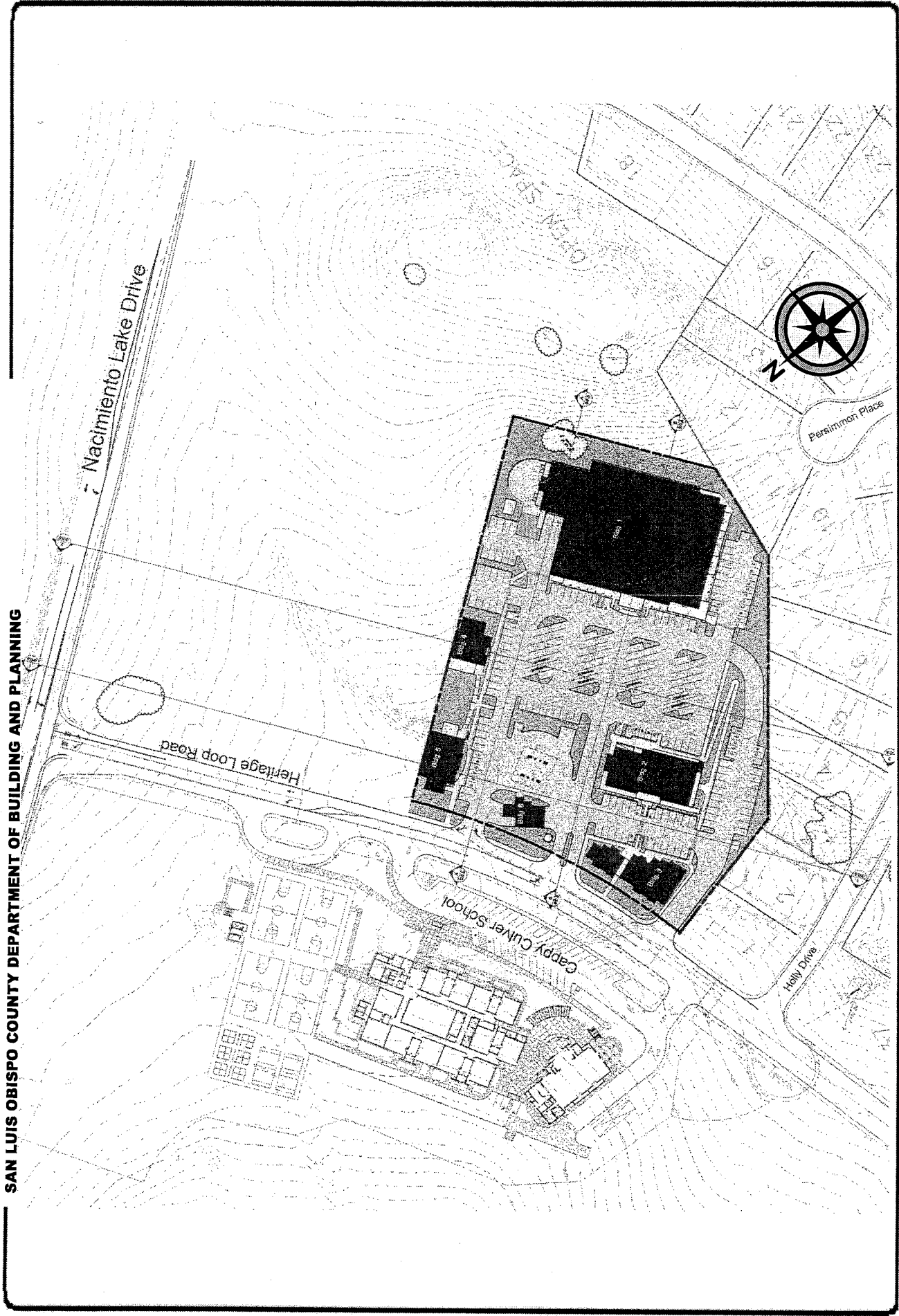
Development Plan  
King D020142D

EXHIBIT

Land Use Category



3-70



PROJECT

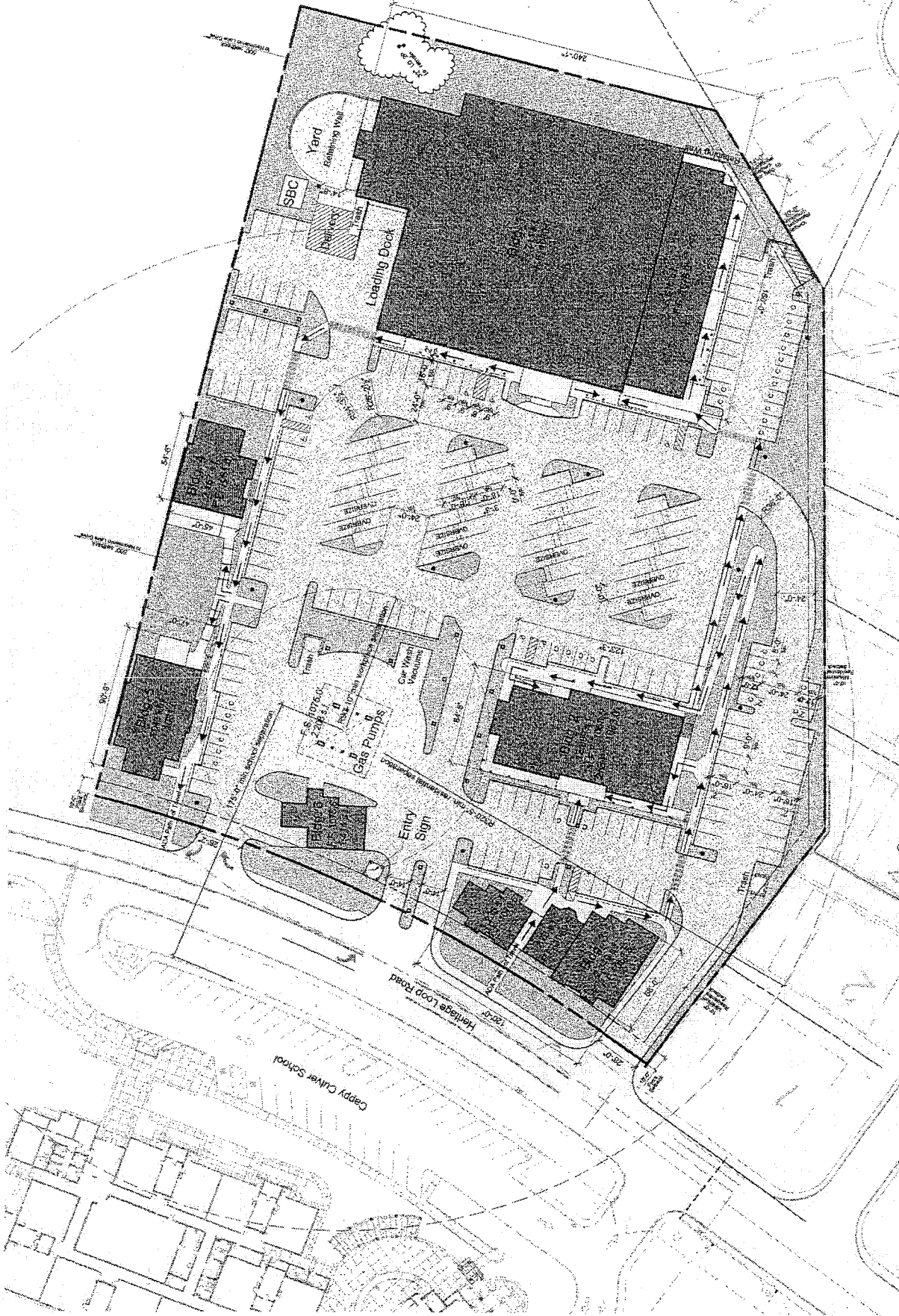
Development Plan  
King D020142D

EXHIBIT

Site Plan



3-11



PROJECT

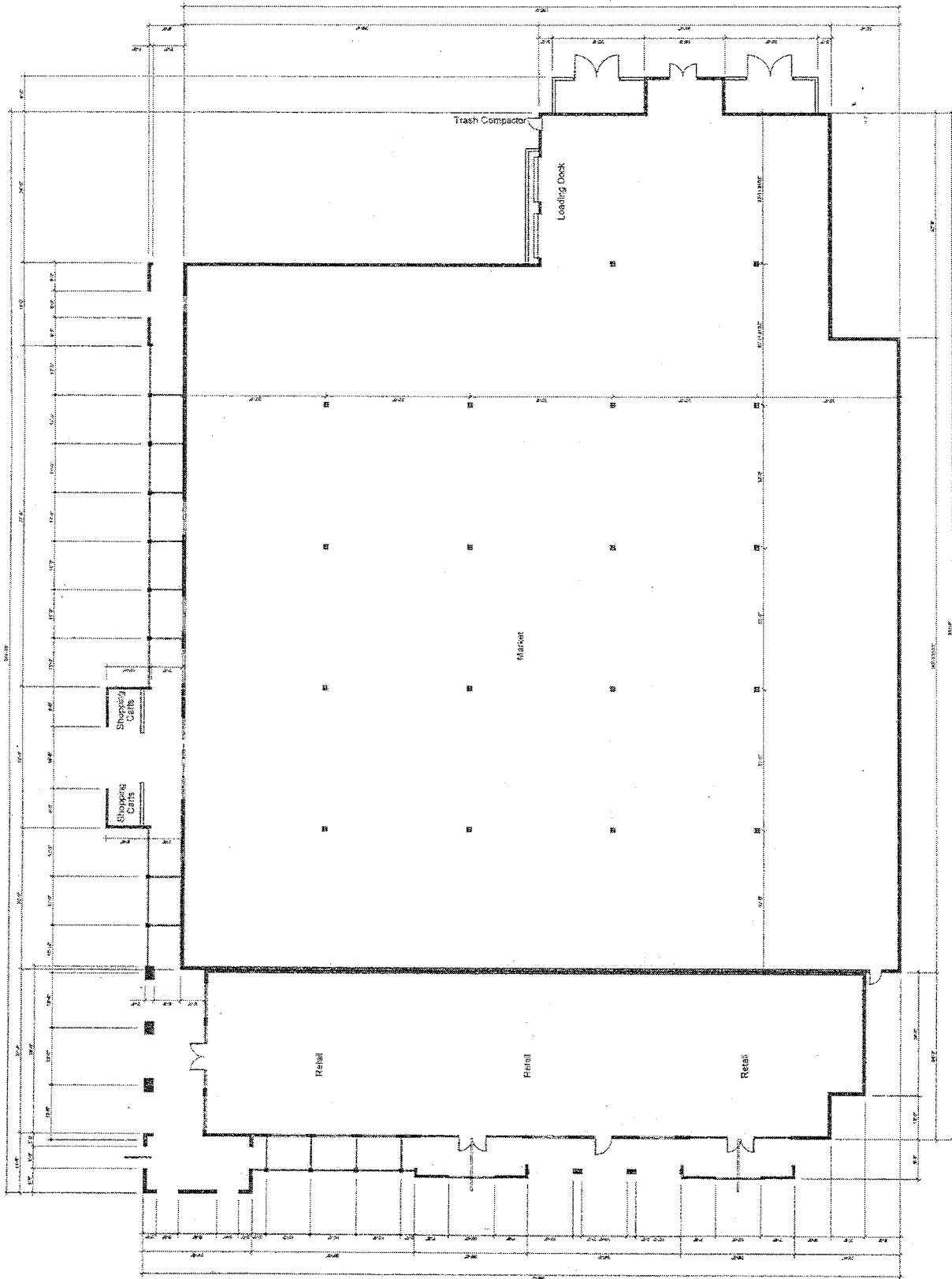
Development Plan  
King D020142D

EXHIBIT

Enlarged Site Plan



3-72



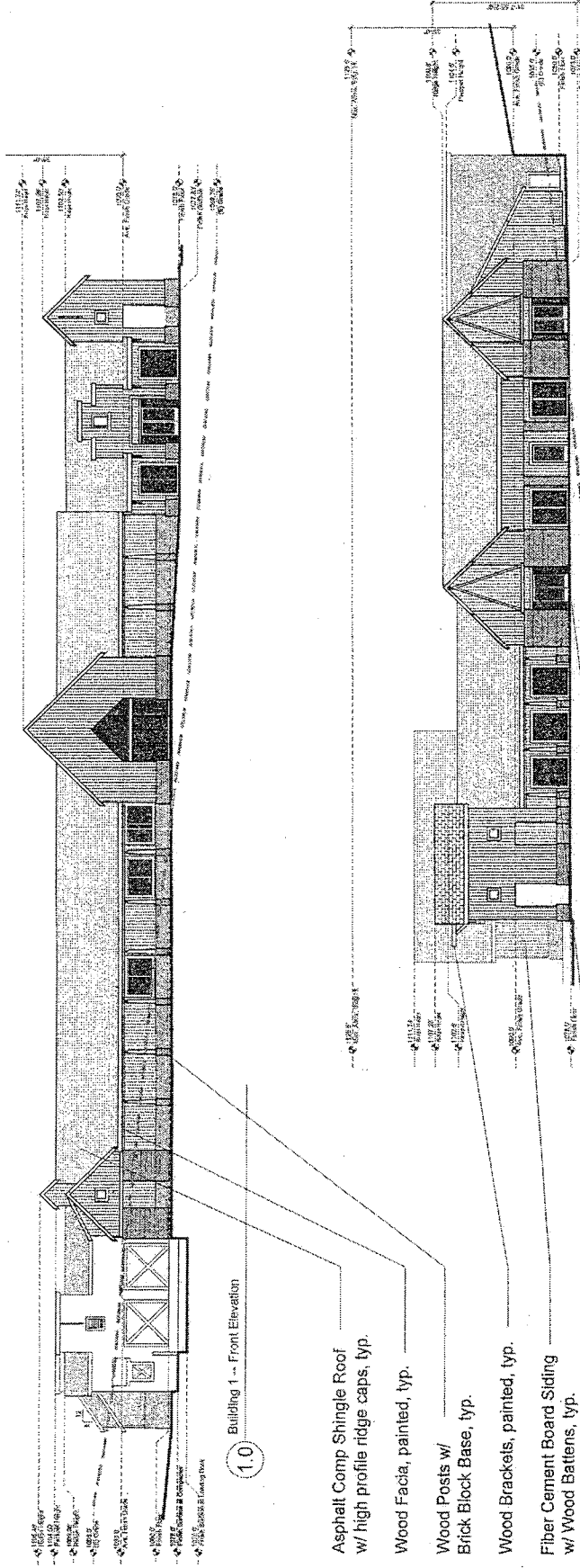
EXHIBIT

Building 1 - Floor Plan

PROJECT

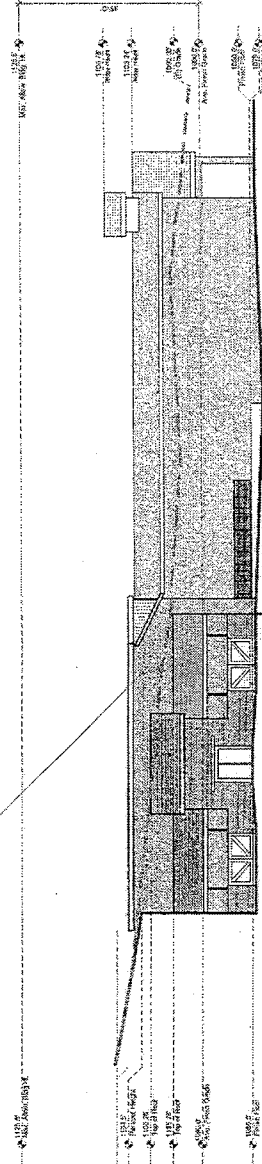
Development Plan  
King D020142D





Building 1 -- Western Elevation

2.0



PROJECT

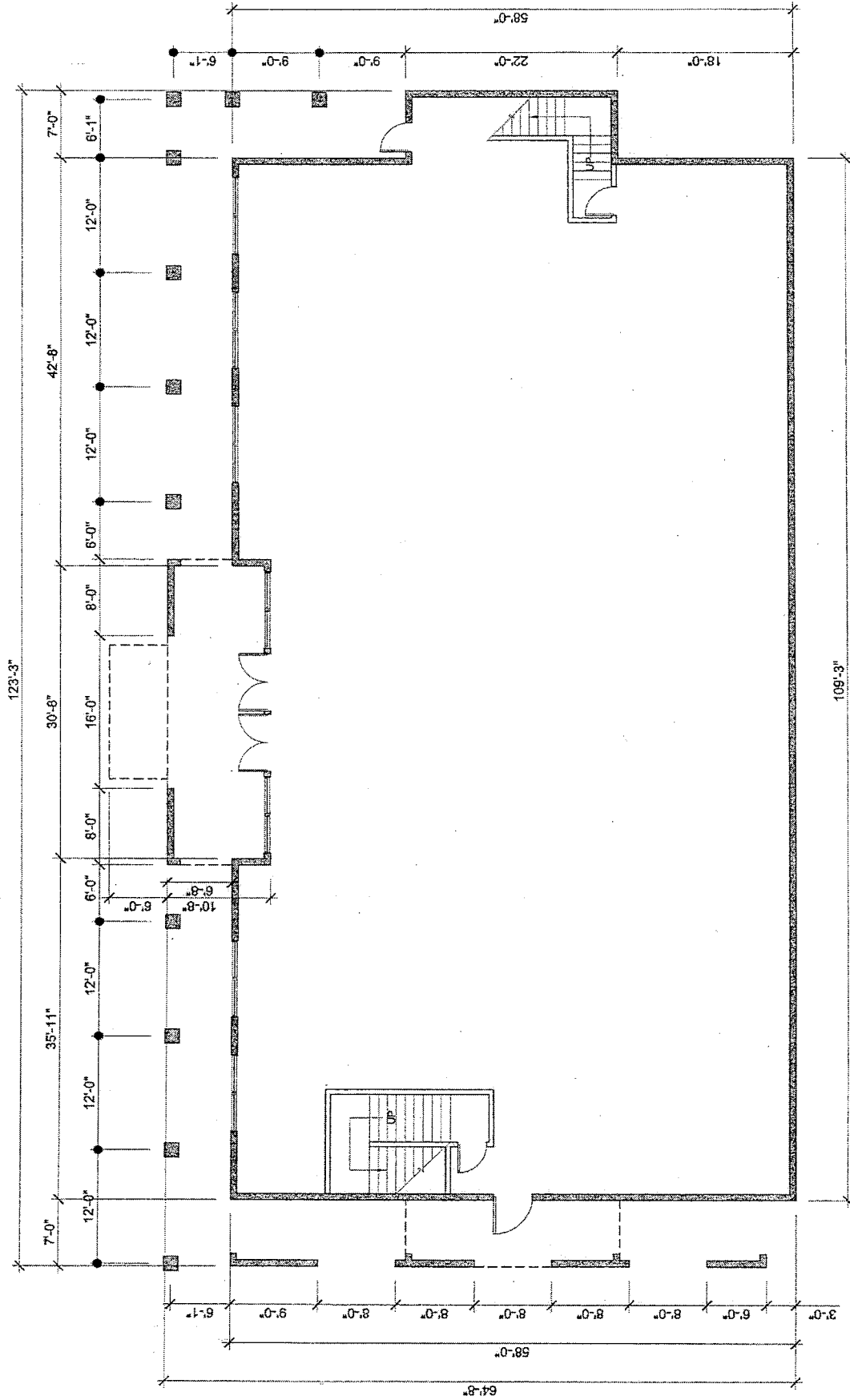
Development Plan  
King D020142D

EXHIBIT

Building 1 - Elevations



3-74



EXHIBIT

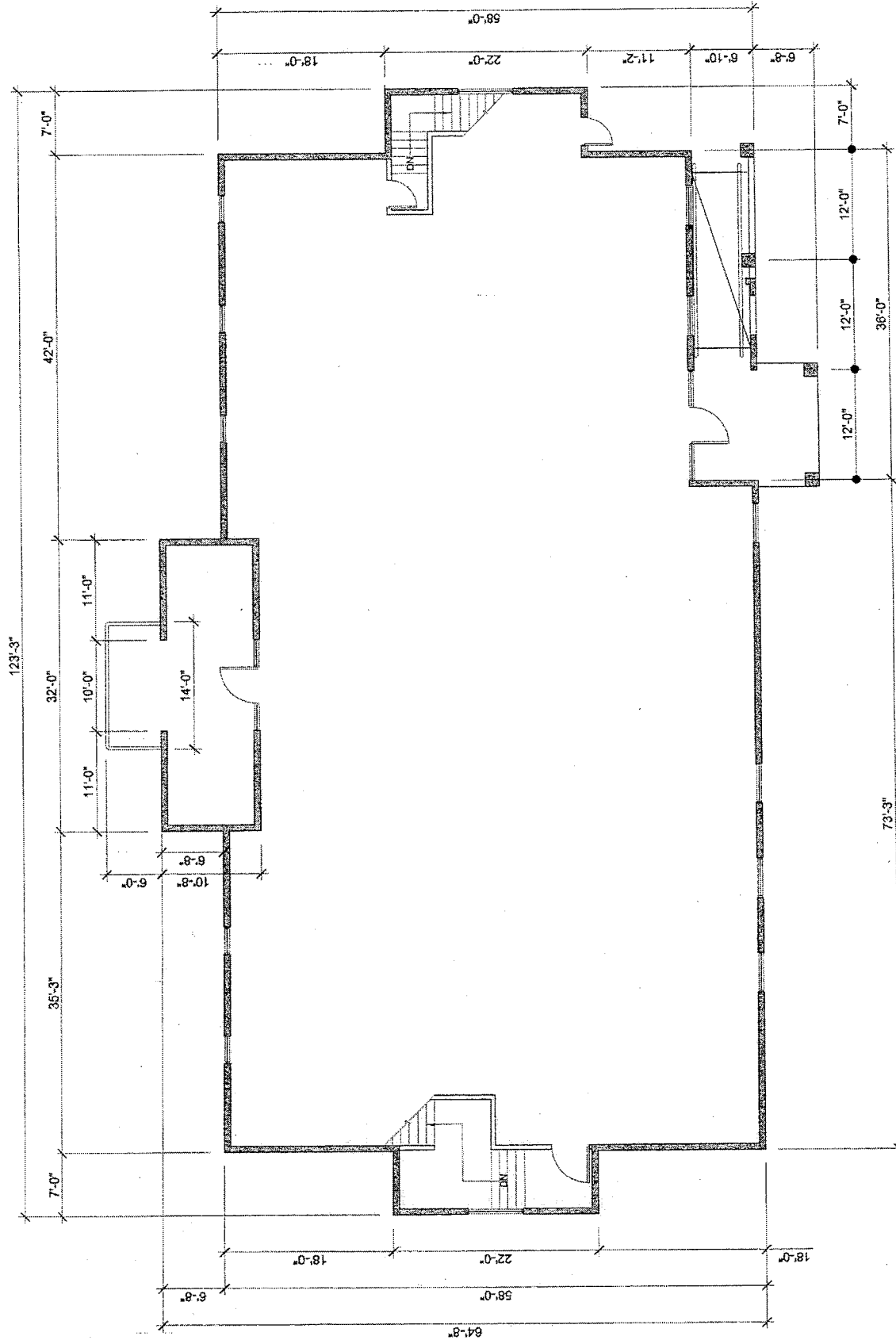
Building 2 - First Floor Plan

PROJECT

Development Plan  
King D020142D



3-75



EXHIBIT

Building 2 - Second Floor Plan



PROJECT

Development Plan  
King D020142D





Development Plan  
King D020142D



**EXHIBIT**

## Building 2 - Elevations

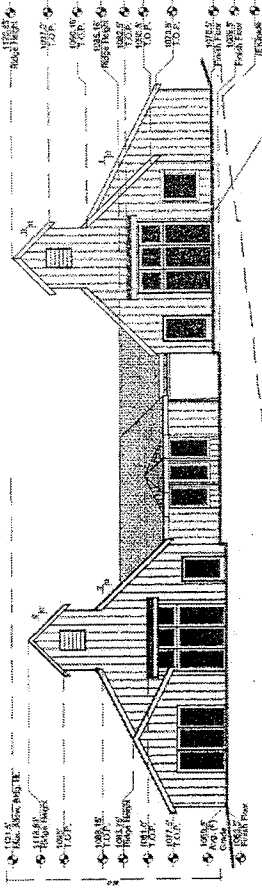




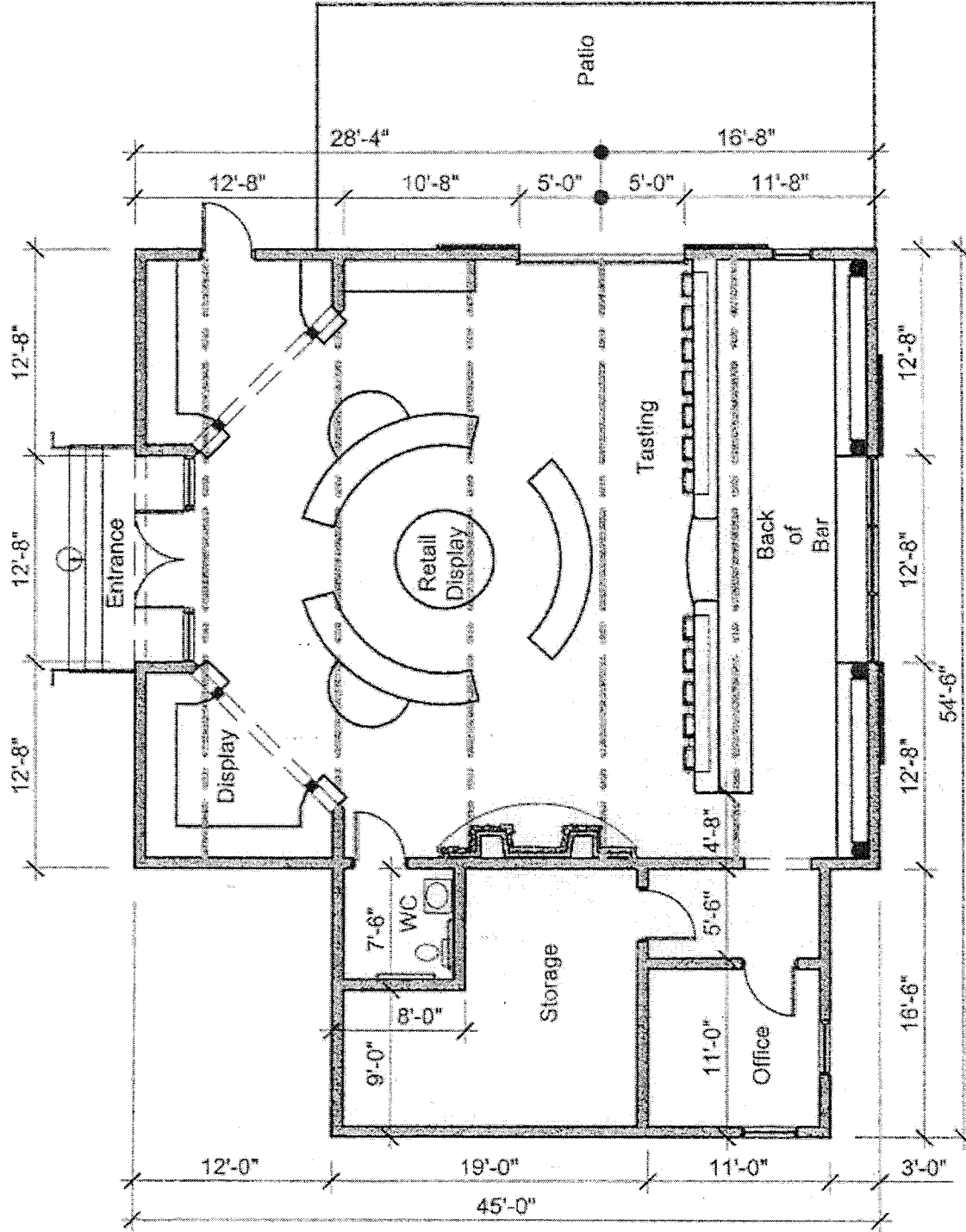
Development Plan  
King D020142D

## Building 3 - Floor Plan

3-78



3-79



EXHIBIT

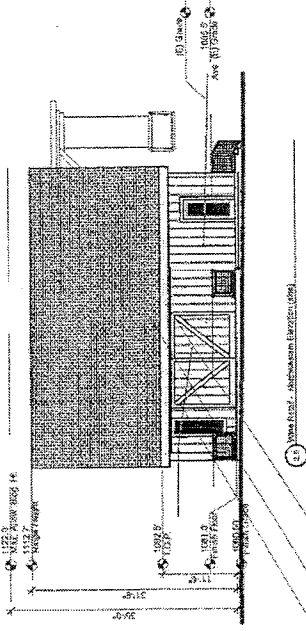
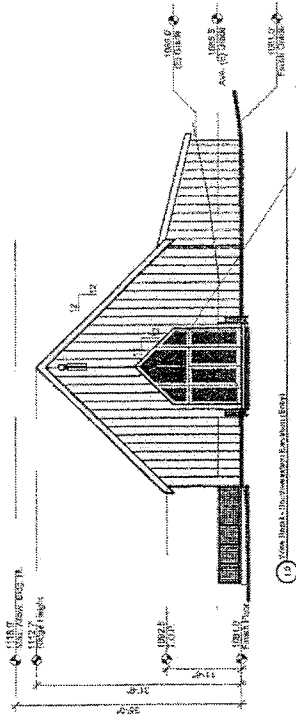
Building 4 - Floor Plan



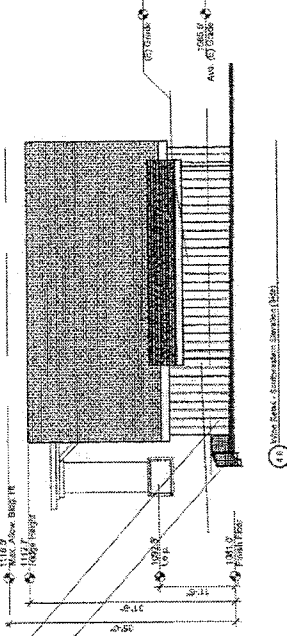
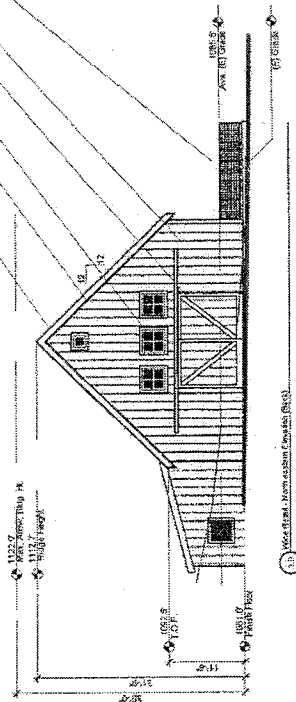
PROJECT

Development Plan  
King D020142D

3-80



- Wood doors, painted, typ.
- Asphalt Comp Shingle Roof w/ high profile ridge caps, typ.
- Wood Siding, painted, typ.
- Vinyl Windows, typ.
- Wood trim, typ.
- Fiber Cement Board Siding w/ Wood Battens, typ.
- Galvanized steel railings, typ.



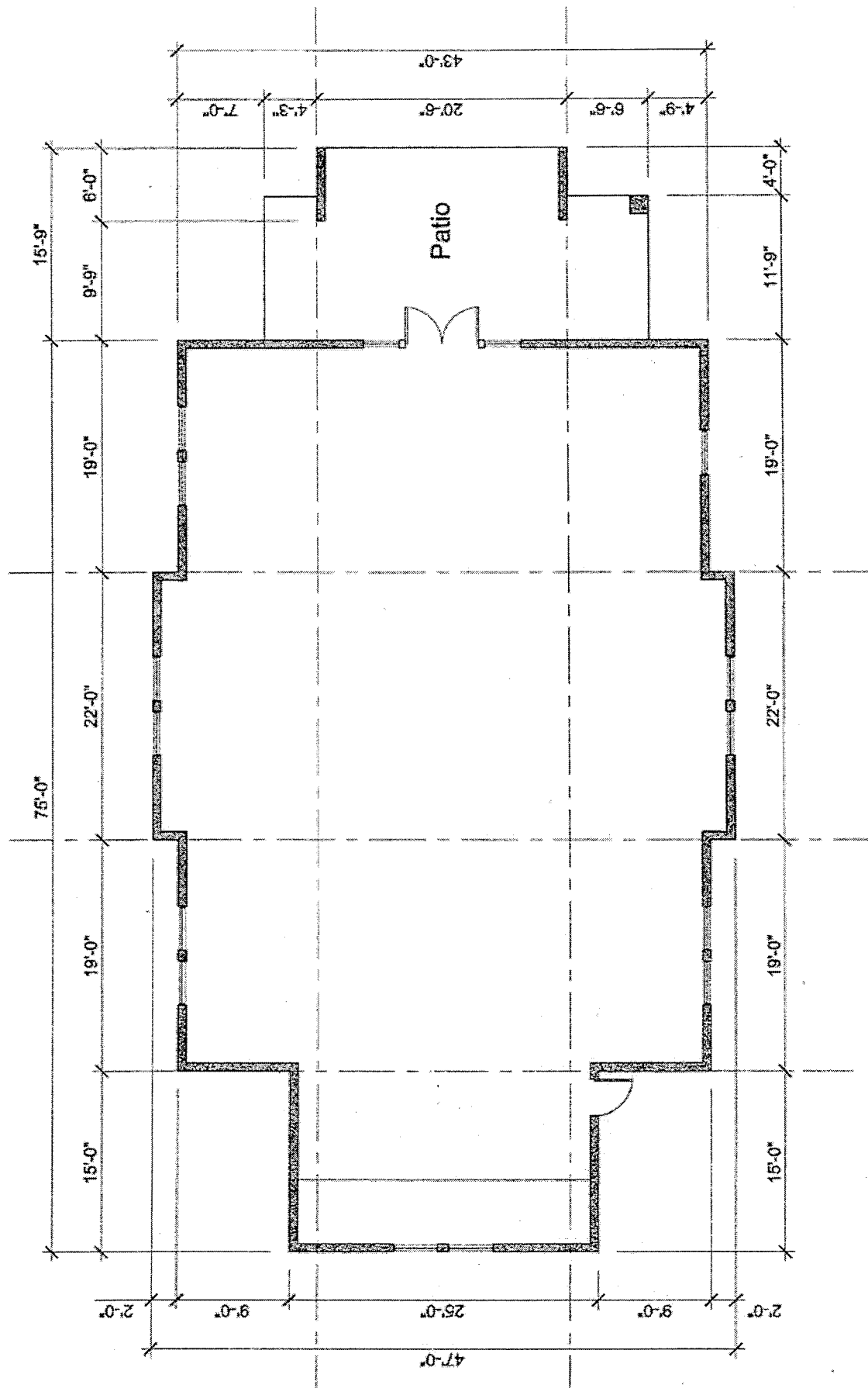
PROJECT

Development Plan  
King D020142D

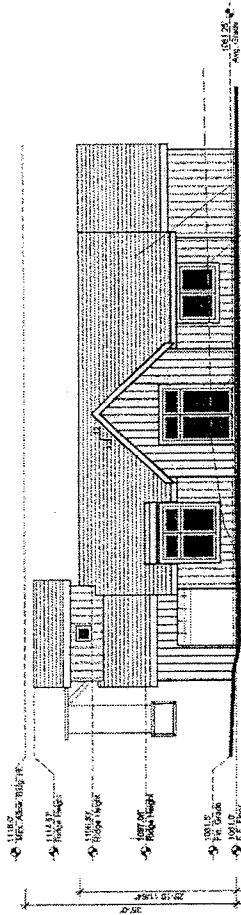
EXHIBIT

Building 4 - Elevations

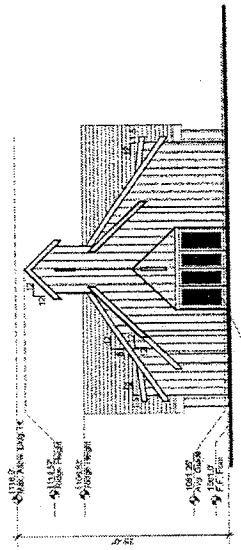




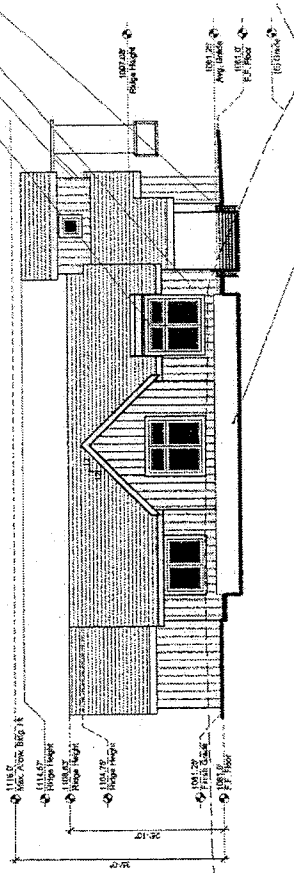
3-82



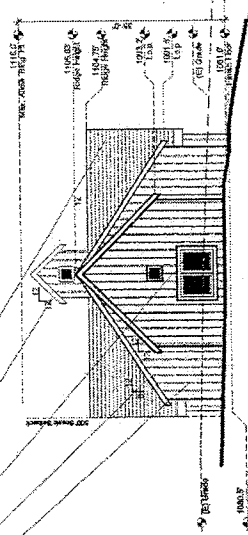
1.0 Building 5 -- Southwestern Elevation (back)



2.0 Building 5 - Northwestern Elevation (side)



3.0 Building 5 - Northeastern Elevation (front)



4.0 Building 5 -- Southeastern Elevation (side)

- Wood doors, painted, typ.
- Asphalt Comp Shingle Roof w/ high profile ridge caps, typ.
- Wood Siding, painted, typ.
- Vinyl Windows, typ.
- Wood trim, typ.
- Fiber Cement Board Siding w/ Wood Battens, typ.
- Galvanized steel railings, typ.

Brick/Block planter wall

PROJECT

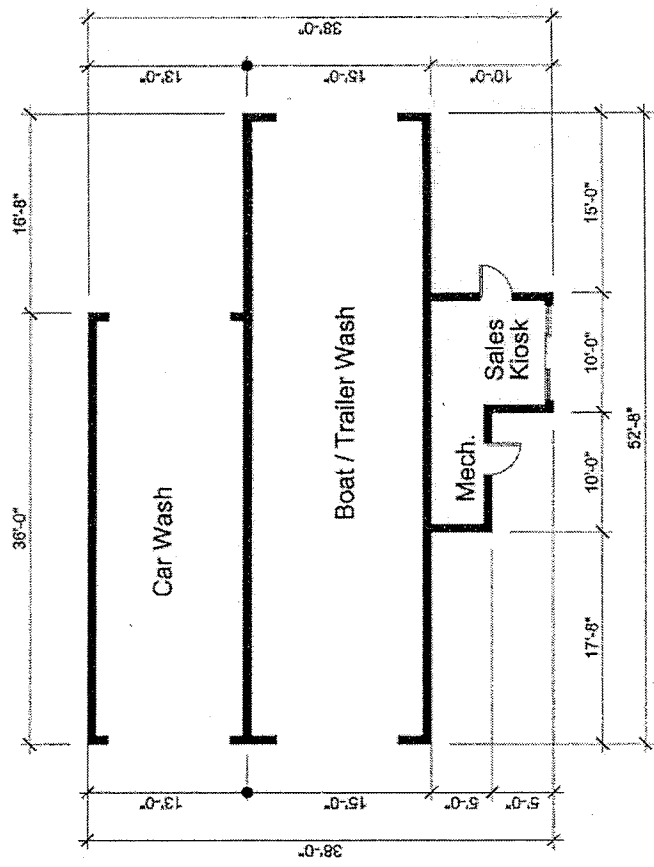
Development Plan  
King D020142D

EXHIBIT

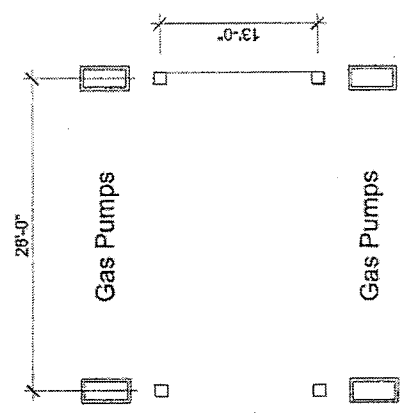
Building 5 - Elevations



3-83



Car Wash Plan



Gas Station Plan

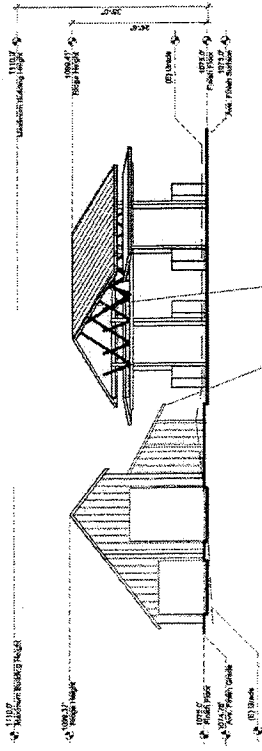


PROJECT Development Plan  
King D020142D

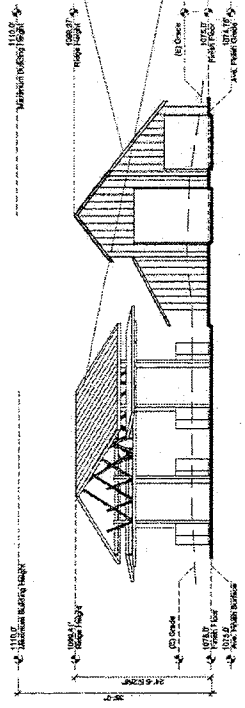
EXHIBIT

Building 6 - Floor Plan

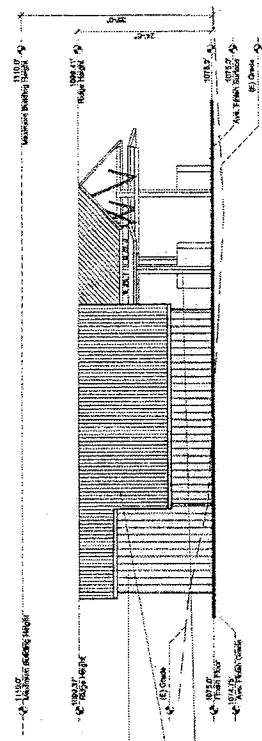
3-84



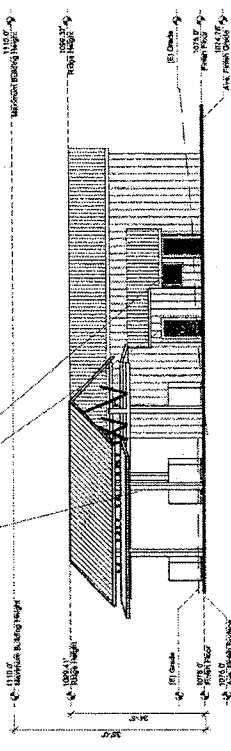
1.0 Building 6 -- Northeastern Elevation



2.0 Building 6 -- Southwestern Elevation



3.0 Building 6 -- Southeastern Elevation



4.0 Building 6 -- Northwestern Elevation

PROJECT

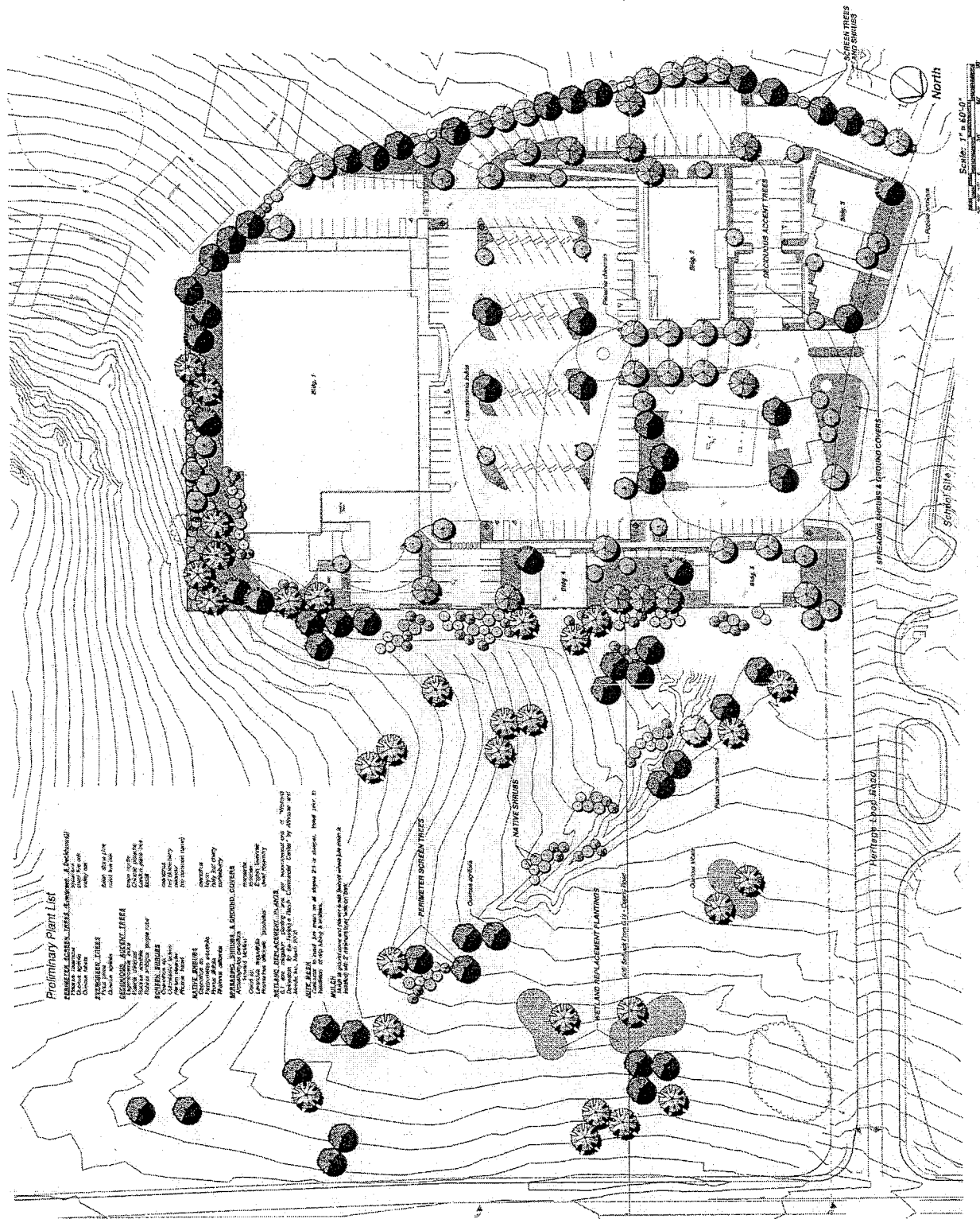
Development Plan  
King D020142D

EXHIBIT

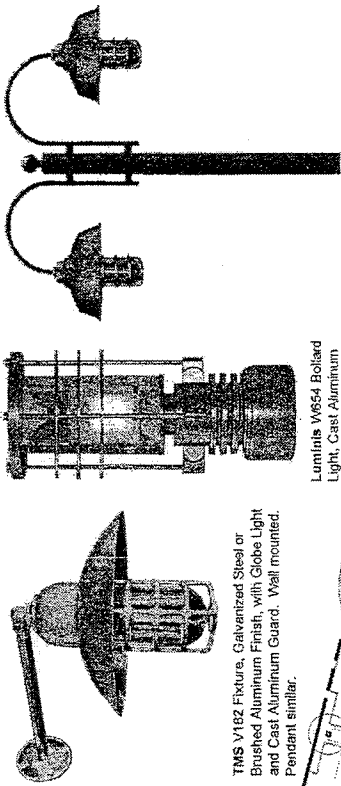
Building 6 - Elevations







3-86



TMS V182 Fixture, Galvanized Steel or Brushed Aluminum Finish, with Globe Light and Cast Aluminum Guard. Wall mounted. Pendant similar.

Luminis W654 Bollard Light, Cast Aluminum Finish, with Cast Aluminum Louver Fins

TMS SC201 Fixture, Galvanized Steel or Brushed Aluminum Finish, with Globe Light and Cast Aluminum Guard. Pole mounted on 15' pole with 3" concrete base.

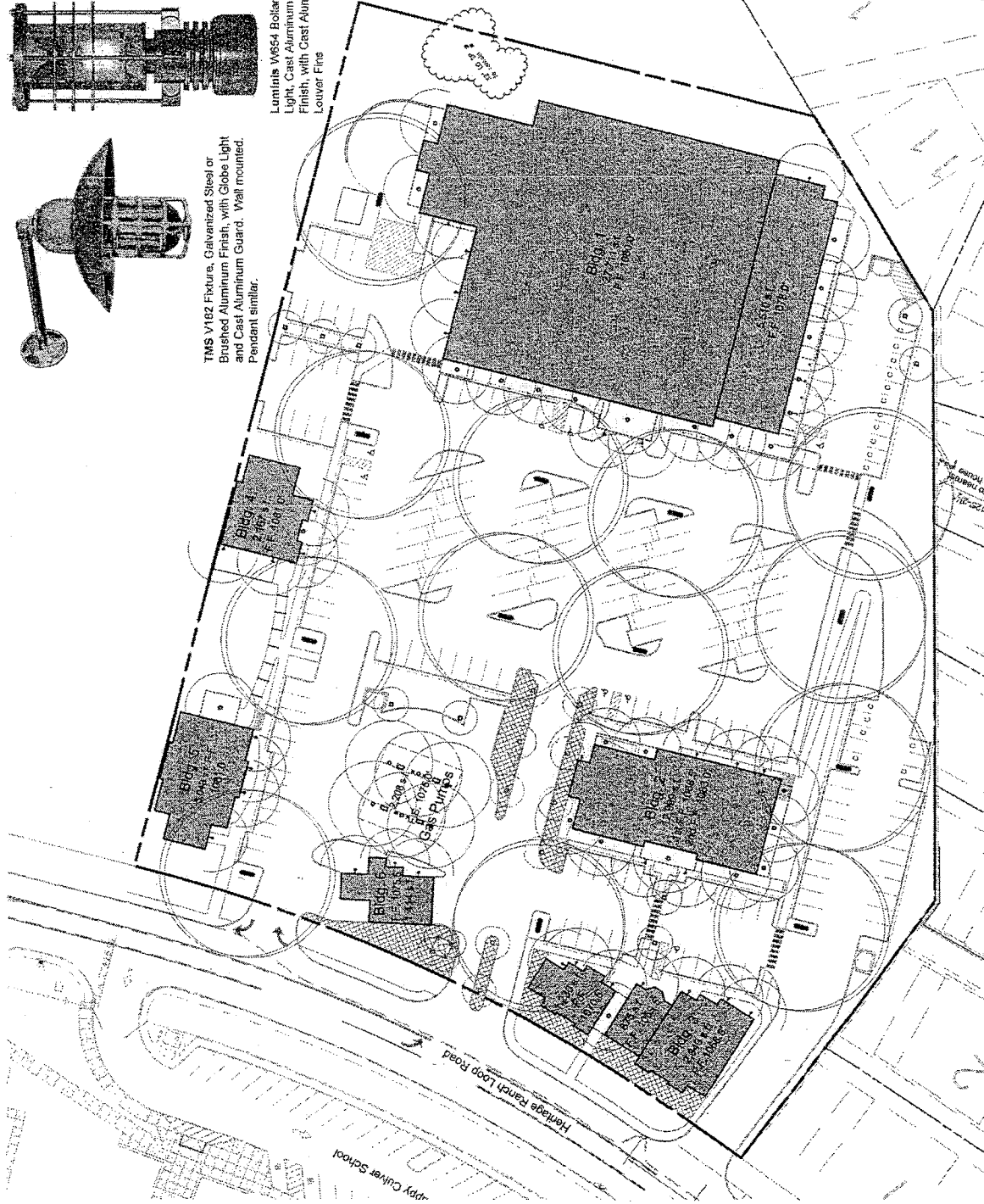
Pole-Mounted Light Fixture

Pendant Light Fixture

Wall-Mounted Light Fixture

Bollard Light

Landscape Lighting



EXHIBIT

Schematic Lighting Plan



PROJECT

Development Plan  
King D020142D

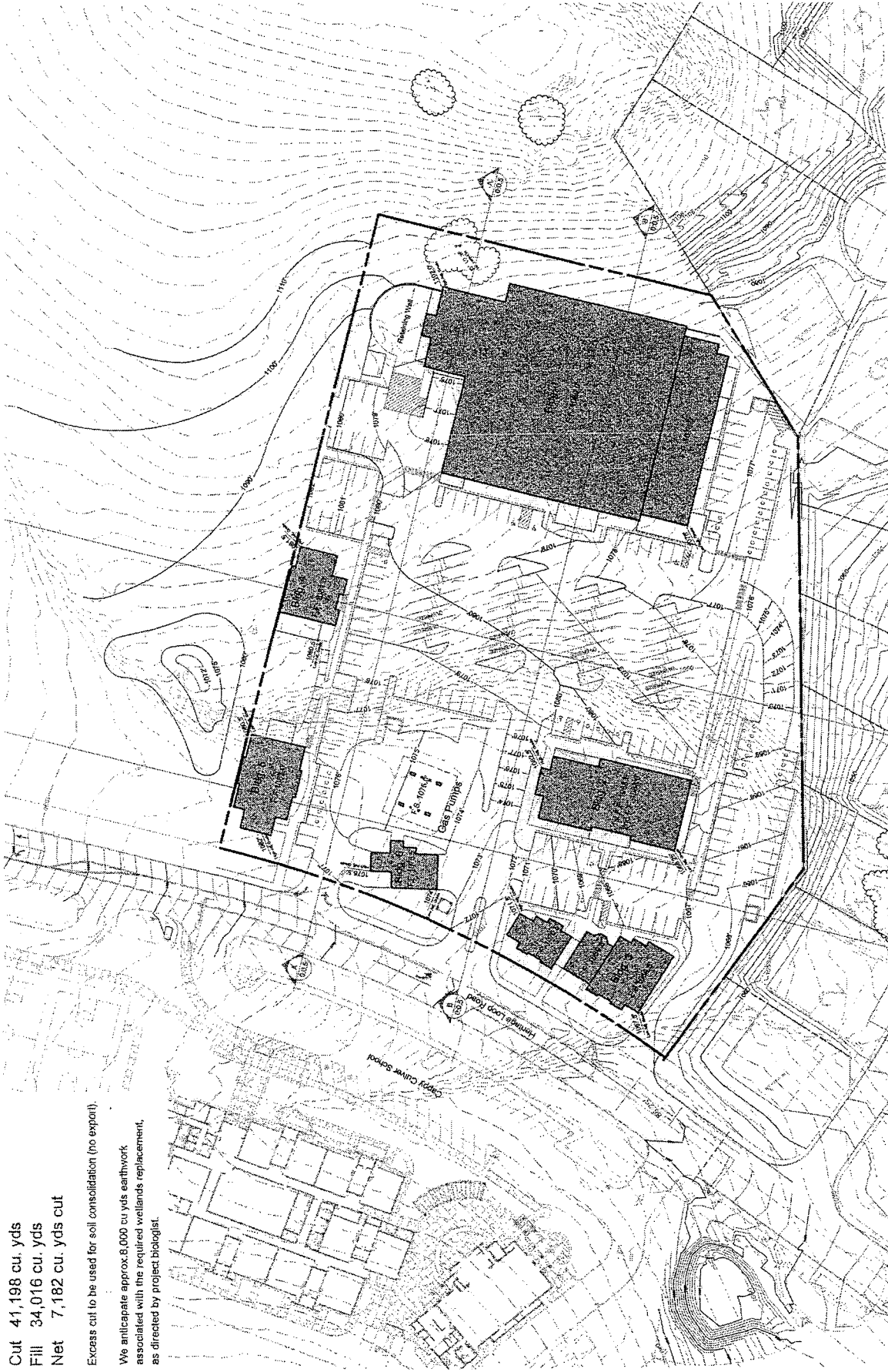
3-87

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

Cut 41,198 cu. yds  
Fill 34,016 cu. yds  
Net 7,182 cu. yds cut

Excess cut to be used for soil consolidation (no export).

We anticipate approx. 8,000 cu yds earthwork associated with the required wetlands replacement, as directed by project biologist.



PROJECT

Development Plan  
King D020142D

EXHIBIT

Conceptual Grading Plan





CDF/San Luis Obispo County  
Fire Department

635 N. Santa Rosa • San Luis Obispo • California, 93405

3-88

February 17, 2003

County of San Luis Obispo  
Department of Planning/Building  
County Government Center  
San Luis Obispo, CA 93408

RECEIVED MAR - 3 2003

Dear North County Team,

## COMMERCIAL FIRE SAFETY PLAN

**Name:** HR Holdings (King)

**Project Number:** D020142D

The Department has reviewed the development plans submitted for the proposed commercial shopping center project located at Heritage Loop Rd. and Nacimiento Lake Rd.. The property is located within the high fire hazard severity area, and will require a minimum 8-10 minute response time from the nearest County Fire Station.

The owner of the project shall meet the minimum fire and life safety requirements of the California Fire Code (1998 edition) with amendments. This fire safety plan shall remain on the project site until final inspection. The following standards are required:

### FIRE SAFETY DURING CONSTRUCTION

- Commercial and industrial type projects shall have installed, prior to the start of construction, commercial water system and fire lanes.

### ARTICLE 10 CFC (2001)

- The project shall comply with Article 10, Sec. 1005 of the *California Fire Code*. (2001 edition)
- A copy of the article has been enclosed.

### FIRE PROTECTION ENGINEER REQUIREMENT

We require that a Fire Protection Engineer review the Fire Protection Systems for this project (UFC 103.1.1). If you would like a list of Fire Protection Engineers, it is available on our website at [www.cdfslo.org](http://www.cdfslo.org). The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 6-1 (1996). The Fire Protection Engineer will be required to send the County Fire Department an original letter of the project review they conducted complete with the changes needed.

### FIRE EXTINGUISHING SYSTEM

- The proposed project is required to install a commercial fire/life safety sprinkler system.
- The automatic fire extinguishing system shall comply with National Fire Protection Association Pamphlet 13, 231, 20, and 22.
- The fire sprinkler system shall be designed as a minimum Ordinary Hazard Group II.
- Plans shall be submitted for review and approval to the County Building Departments.
- The Contractor shall be licensed by the State of California [CFC 1003.1.1 amended/Title 19, Section 19.20.029 (a)].
- The fire sprinkler system shall be monitored by a licensed alarm company.

### PORTABLE FIRE EXTINGUISHER(S)

- Portable fire extinguishers shall be installed and comply with the Uniform Fire Code (2000) Section 1002.1, Standard 10-1.
- The contractor shall be licensed by the State Fire Marshal.
- The minimum requirements will be determined during the building permit/fire safety plan process.

### ROOF ACCESS

- The project shall provide vertical access to the roof from two points.

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT [WWW.CA.GOV](http://WWW.CA.GOV).

- Access can be provided by the use of landscaping or a fixed laddering system
- Plans shall be submitted for approval to the County Fire Department.
- Presently the County Fire Department can provide a maximum 16-feet of vertical reach.

3-89

### COMMERCIAL WATER SYSTEM

- Emergency water supplies shall meet the minimum fire flow requirements as identified in the Uniform Fire Code, Section 903.1, 903.2, 903.3 and 903.4 as amended and Appendix III-A.
- The proposed project shall provide a minimum 1,500 gallons of water per minute for 120 minutes.
- The minimum water main size shall not be less than six (6) inches.
- Pressures may not be less than 20 psi, nor more than 150 psi (Appendix IIIA).

### WATER SUPPLY CONNECTION

- Several fire hydrants shall be required.
- Fire hydrants are to be located with a maximum normal spacing of 300 feet as measured along vehicular travel ways.
- The County Fire Department will assist in hydrant placement and approve distribution system when plans are submitted.
- Fire hydrants shall have two, 2½-inch outlets with National Standard Fire thread, and one 4 inch suction outlet with National Standard Fire thread.
- The Chief shall approve other uses not identified.
- Signing: Each hydrant shall be identified by blue reflective dot.
  - (a) On a non-skid surface, center of roadway, to the fire hydrant side.

### ACCESS

- Access road width shall be 18 feet.
- The project shall provide a minimum 20-foot fire lanes for emergency vehicle access.
- All road and driveway surfaces shall be all weather.
- All surfaces shall be constructed to meet a load capacity of 20 tons.

### ADDRESSING

- Legible address numbers shall be placed on all structures.
- All occupancies shall be addressed separately.
- Legible address numbers shall be located at the driveway entrance.

### FINAL INSPECTION

The project will require final inspection. **Please allow five (5) working days for final inspection.** When the safety requirements have been completed, **call Fire Prevention at (805) 543-4244, extension 2220**, to arrange for a final inspection. Currently South San Luis Obispo County inspections occur on Tuesdays and North County inspections occur on Thursdays.

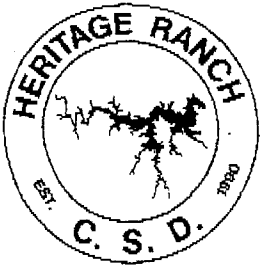
Further information may be obtained from our website located at [www.cdfslo.org](http://www.cdfslo.org) ~ Planning and Engineering section. If we can provide additional information or assistance, please call (805) 543-4244.

Sincerely,

Gilbert R. Portillo  
Fire Inspector

C:Mr. John King, owner

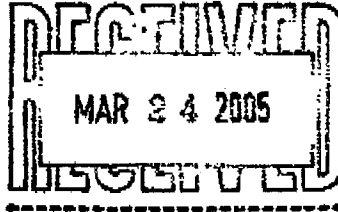
3-90

**Heritage Ranch Community Services District**

4870 Heritage Road, Paso Robles, California 93446

(805) 227-6230 • fax 227-6231

March 23, 2005



Rachel Kovesdi  
King Ventures  
285 Bridge Street  
San Luis Obispo, CA 93401

**Subject: Tract 1990 Five Acre Commercial Site - Will Serve Confirmation**

Dear Rachel:

You requested confirmation of the District's October 19, 2004 water/sewer final will serve letter in regards to the proposed uses at the Tract 1990 commercial site at Heritage Ranch. The current site plan has changed from the September 1, 2004 site plan, uses, and size of the project in which the District's will serve was based on. The following are the District's comments:

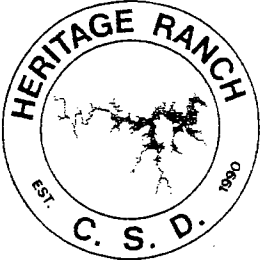
1. The total building square footage has increased from 49,320 to 53,779, a 9% increase in building area. Except for the grocery store and gas station, there are no details on other building uses. This prevents the District from accurately estimating water demand based on building use and size. The 2004 estimate of water use was 10 acre feet per year.
2. The District requires reclaimed water use at the proposed car wash/gas station site.
3. The District reserves the right to reevaluate the 10 acre feet per year estimate for water use at the project at the time of any subsequent transfers for further development of new tracts or other projects within the District. Future water rights transfers may be adjusted upward or downward to account for under or overestimating the actual use of this commercial project.

The terms and conditions of the District's final will serve letter for the five acre commercial site remain in effect and are applicable to the project. Please refer to the will serve letter for all conditions the project must satisfy to receive water and sewer service.

Sincerely,

A handwritten signature in dark ink, appearing to read "John D'Ornellas".

John D'Ornellas  
General Manager  
Heritage Ranch Community Services District



## Heritage Ranch Community Services District

4870 Heritage Road, Paso Robles, California 93446

(805) 227-6230 • fax 227-6231

September 17, 2004

Mr. John King  
King Ventures  
285 Bridge Street  
San Luis Obispo, CA 93401

RECEIVED  
SEP 20 2004

**Subject: Tract 1990 Commercial Site Conditional Will Serve for Water and Sewer**

The Heritage Ranch Community Services District (District) has an adequate water supply and sewer capacity and will serve the 5 acre commercial project of Tract 1990 with water and sewer services, subject to the following conditions:

1. This conditional will serve letter may only be used for the 5 acre retail commercial project located within the area proposed to be subdivided as Tract 1990.
2. This conditional will serve letter may only be used for the projected uses of the project including a 25,080 SF grocery/deli, 6,000 SF urgent care facility, 3,075 SF restaurant, and 15,165 SF of retail shops and office space. Any uses substantially different from these uses may require a new will serve letter.
3. This will serve letter is for water and sewer services only.
4. This will serve is valid for one year. If a building permit for this commercial development has not been issued by September 17, 2005, this letter shall no longer be in effect.
5. This letter is not valid until contractual rights to an additional 10 acre feet per year of Nacimiento water supply have been transferred to the District. The water transfer shall be in accordance with the Contract of Reservation of Water Supply for Heritage Ranch dated July 21, 1992, and shall be approved by the District's legal counsel.
6. The District reserves the right to reevaluate the 10 acre feet per year requirement for this project, at the time of any subsequent transfers for further development of new tracts or other projects within the District. Future water rights transfers may be adjusted upward or downward to account for under or overestimating the actual use of this commercial project.

3-92

John King – Commercial Project  
Conditional Will Serve  
September 17, 2004

7. In order to serve the 5 acre commercial project, improvements and additions to District facilities must be constructed, including but not limited to; public water mains, hydrants and services, public sewer collection system, and sewer lift stations. The Developer shall construct all such facilities necessary for the 5 acre commercial project, and provide all easements and property transfers required by the District. The design of the improvements shall be approved by the District, and shall include system wide analysis as needed to verify the impact of the commercial project on the other existing and future users of the District facilities.
8. Prior to being provided any water or sewer service for the 5 acre commercial project, all District improvements required to be constructed shall be constructed and accepted by the District.
9. All costs, charges and fees required by District ordinances, resolutions, rules, regulations and policies must be paid or reimbursed to District by Developer before any water or sewer services are provided to the 5 acre commercial project.
10. This agreement is non-transferable.

If you have any questions or concerns with the conditions or terms of this letter, please let me know as soon as possible.

Sincerely,



John D'Ornellas  
General Manager  
Heritage Ranch Community Services District



3-93

## HERITAGE RANCH COMMUNITY SERVICES DISTRICT

4870 Heritage Road  
Paso Robles, CA 93446  
Phone (805) 227-6230 • FAX (805) 227-6231

January 17, 2003

RECEIVED

JAN 21 2003

Planning & Bldg

Sue Callado  
San Luis Obispo County  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

Dear Sue:

Per your request attached is the Water Availability Report the District completed for the proposed King Ventures projects at Heritage Ranch. The report was based on our understanding of the development projects on the tracts, conversations with Mr. King, and the County approved tentative maps for Tracts 1910, 1990, and 1666. The water analysis in the report may change if there are amendments to the development plans or the actual water consumed in the tracts is different from the projections. Page four of the report contains the water requirements for each phase of King's development. As of this date, no water entitlement has been transferred from King Ventures to the District. However, water transfer is a condition of the will serve for the projects.

Please contact me for further information.

Sincerely,



John D'Ornellas  
General Manager

attachment

August 7, 2002

Mr. John D'Ornellas  
General Manager  
Heritage Ranch Community Services District  
4870 Heritage Road  
Paso Robles, CA 93446

Subject: Water Allocations

Dear Mr. D'Ornellas:

This letter provides a report on the water allocations available to the Heritage Ranch Community Services District (HRCSD) along with projections of future water demand.

## **WATER AVAILABILITY**

The District obtains its water supply from the Nacimiento River just downstream of the Lake Nacimiento Dam. This water supply is subject to contractual and physical limitations. The contractual limitation stems from the District's allotment of Nacimiento water as assigned by the San Luis Obispo County Board of Supervisors. The County of San Luis Obispo has a total annual entitlement of 17,500 acre feet of Nacimiento water. The Board of Supervisors has allocated 1,100 acre feet of this entitlement to the HRCSD. The same amount has been allocated to the Oak Shores project. 15,000 acre feet has been reserved for the Nacimiento Water Supply project, and the remaining is allocated for boat clubs and other users.

The Nacimiento Area Plan is the planning document that governs development within the District boundaries. It includes the following statement that applies to both Heritage Ranch and Oak Shores.:

*"If total water use reaches 1,100 acre feet per year, a moratorium should be placed on further development within the effected project (1,100 acre feet is the entitlement of each development). The moratorium should be enacted regardless of how many units or other allowable uses have actually been developed, and should remain in effect until other suitable water supplies can be provided to meet the additional water needs."*

3-95

August 7, 2002  
Mr. John D'Ornellas  
Page 2 of 5

Therefore, 1,100 acre feet per year is the maximum water supply for HRCSD unless an outside source were to be made available, or the Board of Supervisors were to allocate additional water from the Nacimiento entitlement.

Although the County has allocated 1,100 acre feet to Heritage Ranch uses, the HRCSD does not hold contractual rights to this amount of water. Currently, the allocation is held under the following contracts with the County:

HRCSD Contract	687 acre feet per year
Developer Contract	<u>413</u> acre feet per year
	1,100

The physical limitations to the District water supply are the river intake, water treatment plant, and water booster pumps. These facilities must supply water at a maximum daily rate of about 2 times the average rate. Therefore the capacities are as follows:

	Current Capacity		Future Capacity	
	Daily	Annual	Daily	Annual
River Intake	0.7 mgd	420 afy	2 mgd	1,210 afy
Water Treatment Plant	2 mgd	1,210 afy	2 mgd	1,210 afy
Water Booster Pumps	1 mgd	605 afy	2 mgd	1,210 afy

With the planned upgrades to bring all of the delivery systems to a 2 mgd capacity, the delivery system will be able to convey the full 1,100 acre feet allotment.

## WATER DEMAND

The Nacimiento Area Plan limits the maximum number of residential units within Heritage Ranch to 2,900 units, including existing RV sites. According to the attached map of the Ranch, there are currently 1,709 residential lots within the District boundaries as summarized in the table below. There are additional 22 water meters serving a variety of commercial, recreational and public uses, and while these uses do add to the water demand, they do not count against the 2,900 limit for residential lots.

There are also three existing approved tentative maps that if completed will add 475 residential lots, a school, and unspecified commercial development.

3-96

August 7, 2002  
Mr. John D'Ornellas  
Page 3 of 5

EXISTING RESIDENTIAL LOTS			
Tract	Lot Size	Lots	Meters
424	5500	128	128
446	6000	300	294
447	RV	201	189
452	1800	272	248
474	1800	45	39
475	5500	188	181
693	1/3 ac	81	72
720	Condo	60	33
721	1/4 ac	137	119
1063	5-8 ac	25	19
1094	6500	212	146
CO 71-217	20 ac	30	23
466	Condo	30	1
<b>Total</b>		<b>1709</b>	<b>1492</b>

Within the District, 1,492 residential lots are currently metered, however 65 of the meters are inactive. There are a total of 1,427 active residential water meters. Currently the total annual water production required to serve the District is 485 afy. Based on this, the required production per active residential meter is 0.34 afy per meter. Applying this average rate, the water production that would be required to supply all 1,709 of the existing lots of record would be 581 afy. This is about fifteen percent below the District's current contractual limitation. A minimum 10 percent safety factor is recommended to provide for annual fluctuations and the potential for an increase in the annual occupancy rate of the residents. Therefore the District has adequate supplies to meet buildout of the existing lots.

For analyzing the impact of future lots, a more detailed analysis of the production needs per lot size is attached. This analysis is used to estimate the requirements for the known future development. Currently, there are three approved tentative maps within the District. These tracts include 475 residential lots and other uses as shown below.

3-97

August 7, 2002  
Mr. John D'Ornellas  
Page 4 of 5

ANTICIPATED FUTURE DEVELOPMENT					
Tract	Lot Size		Lots	Use Factor	Water Production Required
1910	50,000 sq ft		150	0.65afy/lot	98 afy
1990	7,000 sq ft	RSF	250	0.40 afy/lot	100 afy
	5 ac	Commercial Retail	1	2.0 afy/ac	10 afy
	7 ac	School	1	1.8 afy/ac	13 afy
1666	Condo		75	0.30 afy/lot	23 afy
Total			475		244 afy

With the addition of these tracts and water production, the District would be serving 2,184 residential lots with an contractual allocation of 931 afy. The additional allocation of 169 afy could be used for additional housing or other uses within the limits of the County zoning regulations.

## RECOMMENDATIONS

1. Establish an agreement with the developer of Tracts 1910, 1990, and 1666 regarding the transfer of water rights. The agreement should have the following provisions:
  - a. Transfers are to be made incrementally with each Tract.
  - b. Transfers are to be in accordance with District Ordinance 25-95.
  - c. Initial estimates of the needed water transfers are as listed above.
  - d. With each tract, the needed water use will be re-evaluated, including the transfers previously made. For instance, if 98 afy is transferred for Tract 1910, and Tract 1990 is next to be developed, Actual water use records for Tract 1910 will be used to verify the assumptions used in the estimate. The required transfer for Tract 1990 will be adjusted upward or downward, to include any over or underestimating of the Tract 1910 requirements.
2. Issue a conditional will serve letter for Tract 1910 with a transfer of 98 afy of water rights.

3-98

August 5, 2002  
Mr. John D'Ornellas  
Page 5 of 5

I hope that this information is helpful. If you have any questions or need further information please let me know.

Sincerely,



Craig Campbell, P.E., P.L.S.  
Principal Engineer

\\Server\projects\160-Heritage Ranch CSD\160-001 District Engineer\Tract 1910\Water supply and demand.wpd

3-99

**HERITAGE RANCH COMMUNITY SERVICES DISTRICT**

*Letter  
Rthre*

4870 Heritage Road  
Paso Robles, CA 93446

Phone (805) 227-6230 • FAX (805) 227-6231

January 2, 2003

**RECEIVED**

JAN 06 2003

Planning & Bldg

Sue Callado  
San Luis Obispo County  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

Provided below are the Heritage Ranch Community Services District's comments on Commercial Center project on Lot 7 of Tract 1994, Heritage Ranch, file no D 020142 D.

Part I

- There is not sufficient information on the fire flow requirements by the Fire Authority (CDF). We will need to know the required fire flow and duration in order to analyze the capacity of the water system to meet requirements.

Part III

- \* A will serve letter for both water and wastewater must be obtained by developer. Improvements to the public water and sewer systems will be required.
- Water entitlements must be transferred from developer to District for the project.
- Water system improvements may have to be modified to supply project.
- Wastewater treatment plant capacity may be limited and is under review.
- Pretreatment of wastewater may be required for both the proposed restaurant and med stop facilities.
- Developer shall extend the public sewer lines to the site and if needed install sewer lift station(s). An overall sewer plan for Tract 1990 will be required to verify future system compatibility.

Please contact me for further information.

*John D'Ornellas*

John D'Ornellas  
General Manager  
Heritage Ranch Community Services District

attachment

# Heritage Ranch Commercial Property Estimated Water Use

Land Use	Units	Heritage Ranch Comm.Cntr. Units	Heritage Ranch Comm.		Heritage Ranch Comm.	
			Avg Use Rate (AFY)/Unit	Total Estimated Water Use (AFY)	Avg Use Rate (GPD)/Unit	Total Estimated Water Use (GDP)
Restaurant - Sit Down	1SEAT	130 Seats	0.013	1.69	11.61	1508.00
Gas Station w/Mini Market	1,000SF	1,170SF	0.26	0.30	232.15	271.62
Medical Office	1,000SF	6,000SF	0.15	0.90	133.93	803.58
Retail - Under 20,000 SF	1,000SF	12,150SF	0.06	0.73	53.57	650.88
Retail - Over 20,000 SF	1,000SF	25,000SF	0.04	1.00	35.72	893.00
Landscape	1,000SF	69,850SF	0.021	1.47	18.75	1309.69
<b>TOTALS</b>			<b>0.544</b>	<b>6.09</b>	<b>485.73</b>	<b>5436.77</b>

NOTE: Average Use Rate figures derived from the City of Santa Barbara Water Demand Factor and Conservation Study, prepared for the City of Santa Barbara's Community Development Department and Public Works Department by Interface Planning and Counseling Corporation, August 1989.

3-100





3-107 4

MILM

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

NOV 12 2004

VICTOR HOLANDA, AICP  
DIRECTOR

**THIS IS A NEW PROJECT REFERRAL**

DATE: 11/12/04

FROM: PW

FROM: North County Team HR Holdings (King) / D020142D  
(Please respond to above) Project Name and Number  
Development Review Section (Phone) 781-4576 ( )

PROJECT DESCRIPTION: Commercial Center  
See new site plan for revised info. Heritage Ranch  
Dev. APN: 012-181-083

Return this letter with your comments attached no later than: 11/27/04

**PART I** IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES (Please go on to Part II)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

**PART II** ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO (Please go on to Part III)  
☒ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

**PART III** INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

TWICE WE HAVE STATED THAT DRIVEWAYS NEED TO BE ALIGNED WITH THOSE OF THE SCHOOL ACROSS HERT Loop Rd - THE SW'ly Driveway IS OK BUT THE NE'ly DW WILL NEED TO BE ALIGNED (EITHER THE SCHOOL OR THIS PROJECT WILL NEED REVISION). A CENTER TURN LANE IS NEEDED FROM NAG LAKE DR TO THE SW'ly DRIVEWAYS. THE BOAT/TRAILER PARKING APPEARS INADEQUATE AND IT IS LOCATED IN CLOSE PROXIMITY TO THE MAIN STORE ENTRANCE WHERE INDIVIDUAL AUTOS WILL USE THE SPACE. LOADING DOCK IS RIGHT NEXT TO RESIDENTIAL PARK YARDS.

Date 09 Dec 2004 Name GOODWIN Phone 5252

3-102

5



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

RECEIVED

JAN 16 2003

Planning & Bldg

THIS IS A NEW PROJECT REFERRAL

DATE: 12/20/02

TO: Env. Health

FROM: North County Team HR Holdinas (King)/D020142D  
(Please respond to above) Project Name and Number  
Development Review Section (Phone 781- 5183 ) ( )

PROJECT DESCRIPTION: Commercial Center

Return this letter with your comments attached no later than: 1/3/03

**PART 1** IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☐ YES (Please go on to Part II)

☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

**PART II** ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO (Please go on to Part III)

☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

**PART III** INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.  
IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

Provide applicant w/ stock conditions for Community wtr and wastewater. Applicant must provide plans in triplicate for the grocery store and restaurant. Plans must also be submitted for the gas station. All plans submitted must be reviewed and approved prior to issuance of the building permits.

1/13/03  
Date

Lauri Abo  
Name

75551  
Phone

3-103



**AIR POLLUTION  
CONTROL DISTRICT**  
COUNTY OF SAN LUIS OBISPO

May 22, 2006

Martha Neder  
County Government Center  
SLO County Planning and Building Department  
San Luis Obispo CA 93408

SUBJECT: Revised Air Quality Mitigation measures for Heritage Ranch Commercial Center  
(D020142D)

Dear Ms. Needer,

Thank you for including the APCD in the environmental review process. We have completed our review of King Ventures' proposed modifications to the Air Quality Mitigation Measures for the Tract 1990 Heritage Ranch Commercial Development (reference APCD letters to the County dated November 30, 2004 and August 22, 2005, the King Venture letter to APCD dated April 20, 2006, and the March 28, 2006 Developer's Statement under Environmental Determination ED05-054). The proposed commercial project located in the north part of the Heritage Ranch development at Lake Nacimiento. If completed, this 5 acre development would include a 25,000 square foot (sf) grocery store, 12,150 sf of specialized retail, a 5,000 sf restaurant, 6,000 sf of medical offices, and a 1,200 sf gasoline dispensing facility with mini-market. *Based on the information provided and discussions with King Ventures, the following are the Air Pollution Control District's (APCD) recommended updates to the air quality mitigation measures in the Developer's Statement (Pages 3-6 are Attachment 1) for this project.*

**AQ1, AQ2, & AQ-3**

These measures should not be changed and King Ventures April 20, 2006 letter and subsequent discussions with them indicate that they will comply with these measures.

**AQ4**

**Trip Rates**

During our initial evaluation of this project, we used URBEMIS 2002 to simulate the operational emission that would be expected from this project and credited the project with pass-by trip reductions. This simulation indicated that the operational phase of this project would result in a Tier 2 exceedence of the APCD CEQA Significance Threshold. The APCD has reevaluated the project based on the traffic study information provided in the April 20, 2006 King Venture letter to accounting for the trip reductions suggested by the project's traffic study. The simulation still demonstrates a Tier 2 exceedence of the APCD's CEQA Significance Threshold and therefore, the level of mitigation identified in our November 30, 2004 and August 22, 2005 letters are still appropriate. However, the APCD recommends the following project specific modifications to mitigation measure AQ-4 that is listed in the March 28, 2006 Developer's Statement under Environmental Determination ED05-054:

3-104

1. Replace the last word in the AQ-4 header text from "implemented:" to "incorporated into the project construction plans."
2. After a careful comparison of the mitigation measures identified for this project and other commercial projects, Development Statement condition "n", the shower and locker mitigation measure that was identified in our November 30, 2004 APCD letter is an appropriate measure for a project of this scale. This condition is a good tool for enabling employees from the association of businesses in this commercial development to walk and bike to work. Further, not only does this employee benefit reduce vehicle trips and emissions, but it also offers the Employee Transportation Coordinator and the Transportation Choices Program coalition (March 28, 2006 Developer Statement measures "l" & "m") an incentive to expand employee use of alternative methods of getting to and from work. Therefore, condition "n" should be retained in the Developer's Statement.
3. Remove condition "e" since the October 2005 Title 24 standards will be applied to this project.
4. Replace conditions "f", "g", and "q" with:

Submit Landscape Plan to APCD for approval with regards to tree planting needs for the project prior to issuance of construction permit;

5. Replace condition "i" with:

Project shall reserve an area for a full service bus stop to be installed when the area is serviced by the regional transit service;

Note: King Ventures has informed the APCD that there is an 84 foot right of way along the length of Heritage Ranch Loop Road which can accommodate a bus stop when one is needed.

6. Modify condition "k" to:

Provide pedestrian signage to improve pedestrian safety and provide pedestrian signalization as the need becomes appropriate;

7. Modify condition "l" by removing the text "(to be used when at least two alternative travel modes requiring coordination are selected)"

8. Modify condition "n" to read:

Tract 1990 is required to provide connecting trails from the tract to the existing Heritage Ranch trail system. Bicyclists shall be allowed to use the Tract 1990 connecting trails and the trails in the neighboring properties developed by King Ventures;

3-105

Modified Air Quality Mitigation Measures for Heritage Ranch Commercial Center  
May 22, 2006  
Page 3 of 4

9. Remove condition "o," the flash pass condition, since it is not currently applicable.

10. Modify condition "p" by adding the following text at the end of the current text:

when demand is such that overall trips would be significantly reduced by the service.  
Grocery store management shall maintain a list of customers who express interest in home delivery to help them gauge the demand for this service;

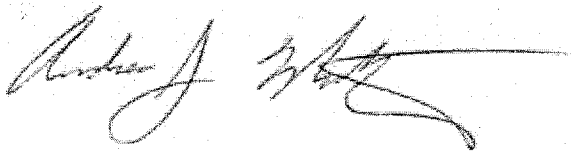
11. Replace condition "w" with:

If traffic lights are to be installed for this project in the future, use low energy traffic signals (i.e. light emitting diode);

12. All other conditions in AQ-4 should remain.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Andy Mutziger  
Air Quality Specialist

AJM/sll

cc: Mr. & Mrs. John E. and Carole King  
Rachel K. Kovesdi, King Ventures

3-106

**Attachment 1.      Air Quality Section of March 28, 2006 Developer's Statement for  
Heritage Ranch Commercial Center – (Tract 1990, ED05-054)**

Environmental Determination: ED05-054

Date: March 28, 2006

approved by the Environmental Coordinator.

**Monitoring:** Compliance will be verified by the Environmental Coordinator.

- VS-8** At the time of application for construction permits, the applicant shall submit a final lighting plan consistent with the attached Schematic Lighting Plan and provide details on any proposed exterior lighting. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties and do not create glare when viewed from neighboring residential parcels. All lighting poles, fixtures, and hoods shall be dark colored. The height of free standing (or security) outdoor lighting fixtures shall be kept as low as is practically possible.

**Monitoring:** Department of Planning and Building shall verify inclusion of required elements on plans in consultation with the Environmental Coordinator. Building inspector will verify compliance with approved plans.

- VS-9** Prior to final inspection or occupancy, whichever occurs first, the applicant shall implement the approved lighting plan.

**Monitoring:** The Planning and Building Department shall verify compliance.

#### **AIR QUALITY**

- AQ-1** All development shall be in compliance with all applicable APCD regulations pertaining to the control of PM10 as contained in section 6.5 of the Air Quality Handout. **Prior to issuance of grading or construction permits**, the following notes shall be shown on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to site disturbance.

- Reduce the amount of disturbed area where possible.
- Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- All dirt stock-pile areas should be sprayed daily as needed.
- Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.
- All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.

Environmental Determination: ED05-054Date: March 28, 2006

- g. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

**Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

**Monitoring:** The Planning and Building Department, in consultation with the County Air Pollution Control District, shall verify compliance.

- AQ-2 Prior to issuance of grading and construction permits**, the applicant shall submit the results of a geologic evaluation conducted to determine if naturally occurring asbestos is present within the area proposed for disturbance. If naturally occurring asbestos is not present, an exemption request shall be filed with the APCD. If naturally occurring asbestos is present, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM). Compliance may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for APCD approval.

**Monitoring:** The Planning and Building Department, in consultation with the County Air Pollution Control District, shall verify compliance.

- AQ-3** In the event no technically feasible alternatives are available other than developmental burning, the applicant shall contact the APCD and California Department of Forestry to obtain a burn permit and comply with permit requirements.

**Monitoring:** The Planning and Building Department, in consultation with the County Air Pollution Control District and CDF, shall verify compliance.

- AQ-4** Based on URBEMIS2002 computer model for estimating vehicle travel, fuel use, and the resulting emissions related to the project's land uses, the proposed project will generate more than 25 lbs/day of nitrogen oxides (NOx) and reactive organic compounds (ROG) and more than 10 lbs/day of particulate matter that is less than 10 microns in size (PM10). **Prior to issuance of grading and construction permits**, the applicant shall submit verification from APCD that all feasible Standard and Additional Operational Phase Mitigation Measures listed below have been implemented:

*incorporated into the project construction plans.*



3-109

Environmental Determination: ED05-054

Date: March 28, 2006

- a. Provide on-site bicycle parking. One bicycle parking space for every ten car parking spaces shall be installed;
- b. Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips;
- c. Provide preferential carpool and vanpool parking;
- d. Provide shower and locker facilities to encourage employees to bike and/or walk to work (one shower and three lockers for every 25 employees);
- e. Increase building energy efficiency rating by 10% above what is required by Title 24 requirements (this can be accomplished in a number of ways (increasing attic, wall or floor insulation, etc.).
- f. Increase street tree planting ~~above required minimum~~; *Have Submit Landscape Plan to APCD for approval w/ regards to tree planting needs for the project*
- g. Plant shade trees in parking lots to reduce evaporative emissions from parked vehicles;
- h. Provide on-site banking (ATM) and postal services;
- i. If the project is located on an established transit route, improve public transit accessibility by providing transit turnouts with direct pedestrian access to project or improve transit stop amenities;
- j. Implement on-site circulation design elements in parking lots to reduce vehicle queuing and emphasize the pedestrian environment;
- k. Provide pedestrian signalization and signage to improve pedestrian safety;
- l. Employ or appoint an Employee Transportation Coordinator (to be used when at least two alternative travel modes requiring coordination are selected); *prior to issuance of construction permits*
- m. Implement a Transportation Choices Program. The applicant will work with the Transportation Choices Coalition partners on how to start and maintain a program (contact SLO Regional Rideshare at 805/541-2277);
- n. Increase the quality of existing bicycle routes/lanes or add bicycle routes/lanes which would access the project;
- o. Participate in an employee "flash pass" program, which provides free travel on transit buses;
- p. Provide home delivery service for customers of the grocery store; *when demand is such that it is significantly reduced. Keep list of interested customers.*
- q. Install shade trees planted closely along southern exposures of buildings to reduce summer cooling needs;
- r. Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs;
- s. Use built-in energy efficient appliances, where applicable;
- t. Use double-paned windows;
- u. Use low energy parking lot and street lights (i.e. sodium);
- v. Use energy efficient interior lighting;
- w. Use low energy traffic signals (i.e. light emitting diode);
- x. Install door sweeps and weather stripping if more efficient doors and windows are not available;
- y. Install high efficiency or gas space heating;
- z. Implement a no idle zone for diesel driven delivery trucks and use the following techniques:
  - i. Each delivery vehicle's engine shall be shut off within two minutes of arrival in the area, unless the vehicle is actively maneuvering;
  - ii. The scheduling of deliveries shall be staggered to the extent feasible;
  - iii. Vehicle operators shall be made aware of the no idle zone, including a notification by letter to companies controlling out of the area drivers;
  - iv. Prominently lettered signs shall be posted in the receiving dock area to remind drivers to shut off their engines.

Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

3-118

Environmental Determination: ED05-054

Date: March 28, 2006

**Monitoring:** The Planning and Building Department, in consultation with the County Air Pollution Control District, shall verify compliance.

**BIOLOGICAL RESOURCES**

**BR-1** Prior to issuance of construction or grading permits, the applicant shall provide evidence of permits or verification that no permit is necessary from the following agencies: California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers.

**Monitoring:** The Planning and Building Department, in consultation with the Environmental Coordinator, the California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers, shall verify compliance.

**BR-2** Any wetland area disturbance shall be replaced and restored with in-kind habitat at minimum of a 2:1 basis. Prior to issuance of construction or grading permits, a wetland replacement and restoration plan shall be prepared by a qualified individual familiar with wetland areas for review and approval by the Environmental Coordinator in consultation with the California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers. The Wetland replacement and restoration plan shall, at minimum, include the following:

- locations, amounts, size and types of plants to be replanted;
- initial and final grading contours;
- protection measures for areas not to be disturbed during construction;
- construction drawings showing project limits;
- monitoring plan;
- interim measures during construction;
- any other necessary components (e.g., temporary irrigation, amendments, etc.) to insure successful replacement and restoration.

Implementation of the approved wetland replacement and restoration plan shall be completed prior to final inspection.

**Monitoring:** The Planning and Building Department, in consultation with the Environmental Coordinator, the California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army Corps of Engineers, shall verify compliance.

**BR-3** Prior to issuance of construction or grading permits, the applicant agrees to secure with the county to cover the costs of monitoring and maintaining the site for the mit year period. The bond shall not be release until the County has received notification California Department of Fish and Game, U.S. Fish & Wildlife Service, and Army C

evidence  
of  
verification  
that



3-111  
**AIR POLLUTION  
CONTROL DISTRICT**  
COUNTY OF SAN LUIS OBISPO

August 22, 2005

Martha Needer  
North County Team  
Department of Planning and Building  
San Luis Obispo County

SUBJECT: Addendum to APCD's previous comments on Heritage Ranch Commercial Center  
(Agency Project # D020142D)

Dear Ms. Needer,

Thank you for including the Air Pollution Control District (APCD) in the environmental review process. After further review of updated information, the APCD is writing this letter to add appropriate air quality mitigation to address potential toxic impacts from the proposed Heritage Ranch project. *The following are the APCD's additional comments that are pertinent to this project.*

**Gasoline Station Authority to Construct**

A new or modified gasoline dispensing facility (GDF) will require a District permit. Prior to approval by your agency, the applicant must apply for a Combined Authority to Construct from the District and the San Luis Obispo County Environmental Health Service (EHS). Contact EHS at 781-5544 for a combined application form. A Combined Authority to Construct, issued by EHS, must be obtained by the applicant prior to the start of construction.

In addition, gas stations and other facilities which emit toxic or hazardous air pollutants have the potential to cause increased cancer risk for those who live or work in the surrounding area. The significance of this potential health risk depends upon several factors, including the annual gasoline throughput of the GDF and the location of the receptors. Using this information, the District will run a health-based screening level risk assessment for the facility, following the California Air Pollution Control Officer's Association (CAPCOA) guidelines. Depending on the District's screening risk determination, applicants may be subject to throughput limitations or may be required to submit a more refined Health Risk Assessment. Please have the applicant contact Brian Auger of our Engineering Division, at 781-5912 to discuss these issues further.

State law requires that the District notify affected parties prior to issuing a permit for any new or modified source of hazardous air contaminants within 1,000 feet of a school (H&SC Section 42301.6). The proposed location is within this distance threshold for the Cappy Culver School which is located at 11011 Heritage Loop Road, CA 93446, directly across the street from the project.

**Idling Limitations**

To help reduce the emissions impact of diesel vehicles accessing the facility, the applicant shall implement a no idle zone for diesel driven delivery trucks. Truck idling emissions shall be minimized to the maximum extent feasible using at least the following techniques:

3433 Roberto Court • San Luis Obispo, CA 93401 • 805-781-5912 • FAX: 805-781-1002  
info@slocleanair.org • www.slocleanair.org

3-112

Heritage Ranch Commercial Center - APCD Addendum Letter  
August 22, 2005  
Page 2 of 2

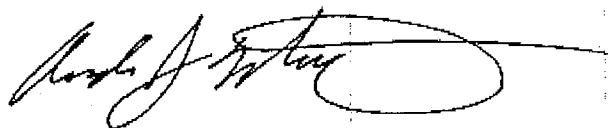
- a. Each delivery vehicle's engine shall be shut off within two minutes of arrival in the area, unless the vehicle is actively maneuvering.
- b. The scheduling of deliveries shall be staggered to the extent feasible.
- c. Vehicle operators shall be made aware of the no idle zone, including a notification by letter to companies controlling out of the area drivers.
- d. Prominently lettered signs shall be posted in the receiving dock area to remind drivers to shut off their engines.

#### Status

In consultation with Brian Auger, APCD Engineer, the applicant has completed a part of the Gasoline Station Authority to Construct process by submitting an APCD permit application that defines the proposed annual gasoline throughput at the proposed location for the gasoline station. Based on Mr. Auger's evaluation, this application exceeds the APCD's Rule 219; Toxics New Source Review requirements. To meet the Rule 219 requirements the applicant must accept a lower annual gasoline throughput or change the location of the facility. Should the project include a receiving dock, the applicant will need to implement the idling requirements that are listed above.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

Sincerely,



Andy Mutziger  
Air Quality Specialist

AJM /sll

cc: Karen Brooks, APCD Enforcement Manager  
Brian Auger, APCD Engineering Division

MLN



**AIR POLLUTION  
CONTROL DISTRICT**  
COUNTY OF SAN LUIS OBISPO

3-113

DATE: November 30, 2004

TO: North County Team  
San Luis Obispo County Department of Planning and Building

FROM: Andy Mutziger, Air Quality Specialist *ASM*  
San Luis Obispo County Air Pollution Control District

SUBJECT: Heritage Ranch Commercial Center – D020142D

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed commercial project located at Tract 1990 in the north part of the Heritage Ranch development at Lake Nacimiento. If completed, this 5 acre development would include a 25,000 square foot (sf) grocery store, 12,150 sf of specialized retail, a 5,000 sf restaurant, 6,000 sf of medical offices, and a 1,200 sf gasoline dispensing facility with mini-market. *The following are the Air Pollution Control District's (APCD) comments that are pertinent to this project.*

The APCD commends the project proponent for bringing commercial facilities to the Heritage Ranch residential development as they will reduce the number and the distance of the vehicle trips that community members make to obtain goods and services. As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

**CONSTRUCTION PHASE MITIGATION:**

**Dust Control Measures**

**The project exceeds the APCD fugitive dust (PM10) threshold and therefore shall be conditioned to comply with all applicable APCD regulations pertaining to the control of PM10 as contained in section 6.5 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:**

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock pile areas should be sprayed daily as needed.
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.

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- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site. ✓
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

All PM10 mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. **The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and finished grading of the area.** ✓

✓ Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

✓ Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

### **OPERATIONAL PHASE MITIGATION:**

The APCD staff considered the operational impact of this development by running the URBEMIS2002 computer model, a tool for estimating vehicle travel, fuel use and the resulting emissions related to this project's land uses. The results of the model using conservative County average trip distances demonstrated that the operational impacts will likely exceed the APCD's CEQA Tier 2 significance threshold value of 25 lbs/day for nitrogen oxides (NOx) and reactive organic compounds (ROG). It will also likely exceed the APCD's CEQA Tier 1 significance threshold of 10 lbs/day for particulate matter that is less than 10 microns in size (PM10).

There are many design features which help reduce air quality impacts. Some of these may already be included in the proposed project. The project referral did not list all of the design features intended to be implemented with this project. **As a result of the estimated threshold exceedances, this project needs to implement all feasible Standard and Additional Mitigation Measures listed below.** Should this project move forward, these mitigation measures will reduce the overall air quality impacts for this project. Other measures may be proposed as replacements by contacting Andy Mutziger of the APCD Planning Division at 781-5912.

### **Standard Measures (Include all feasible standard mitigation measures below)**

- Provide on-site bicycle parking. One bicycle parking space for every 10 car parking spaces is considered appropriate.
- Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips.
- Provide preferential carpool and vanpool parking spaces.
- Provide shower and locker facilities to encourage employees to bike and/or walk to work, typically one shower and three lockers for every 25 employees.
- Increase walls and attic insulation beyond Title 24 requirements.

### **Additional Measures (Include all feasible of the following)**

#### **Site Design Mitigation for this Commercial Project**

- Increase street shade tree planting.
- Increase shade tree planting in parking lots to reduce evaporative emissions from parked vehicles.
- Provide on-site banking (ATM) and postal services.
- Implement on-site circulation design elements in parking lots to reduce vehicle queuing and improve the pedestrian environment with designated walkways.
- Provide pedestrian signalization and signage to improve pedestrian safety.

#### **Transportation Demand Mitigation**

- If the project is located on an established transit route, improve public transit accessibility by providing a transit turnout with direct pedestrian access to the project or improve existing transit stop amenities.
- Provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, bike, etc by implementing the Transportation Choices Program. The

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November 30, 2004  
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applicant should Contact SLO Regional Rideshare at 541-2277 to receive free consulting services on how to start and maintain a program.

- Provide Transportation Choices Program information centers on alternative transportation modes at the site (i.e. a transportation kiosk). Contact SLO Regional Rideshare for appropriate materials at 541-2277.
- Employ or appoint an Employee Transportation Coordinator.
- Increase the quality of existing bicycle routes/lanes or add bicycle routes/lanes which access the project.
- Participate in an employee "flash pass" program, which provides free travel on transit buses.
- If the development is a large grocery store or large retail facility, provide home delivery service for customers.

#### Energy Efficiency Measures

- Shade tree planting along southern exposures of buildings to reduce summer cooling needs.
- Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs.
- Increase the building energy efficiency rating by 10% above what is required by Title 24 requirements. This can be accomplished in a number of ways (increasing attic, wall, or floor insulation, installing double pane windows, using efficient interior lighting, etc.).
- Use built-in energy efficient appliances, where applicable.
- Use double-paned windows.
- Use low energy parking lot and street lights (e.g. sodium).
- Use energy efficient interior lighting.
- Use low energy traffic signals (e.g. light emitting diode).
- Install door sweeps or weather stripping if more energy efficient doors and windows are not available.
- Install high efficiency or gas space heating.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

cc: Karen Brook, APCD Enforcement Manager  
Attachment

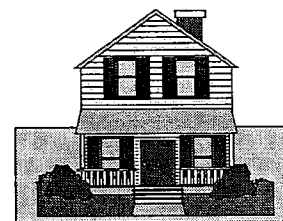


**3-117**  
**Naturally Occurring Asbestos – Construction & Grading  
 Project – Exemption Request Form**

**Send To:**

**San Luis Obispo County Air  
 Pollution Control District**  
 3433 Roberto Court  
 San Luis Obispo, CA 93401

Fax: (805) 781-1002



<b>Applicant Information/ Property Owner</b>		<b>Project Name</b>	
<b>Address</b>		<b>Project Address and /or Assessors Parcel Number</b>	
<b>City, State, Zip</b>		<b>City, State, Zip</b>	
<b>Phone Number</b>	<b>Date Submitted</b>	<b>Agent</b>	<b>Phone Number</b>

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout **“ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements”**.

<b>APPLICANT MUST SIGN BELOW:</b>	
I request the San Luis Obispo Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.	
Legal Declaration/Authorized Signature:	
Date:	

<b>OFFICE USE ONLY - APCD Required Element – Geological Evaluation</b>			
<b>APCD Staff:</b>		<b>Intake Date:</b>	<b>OIS Tracking Number:</b>
<b>Approved</b>	<b>Not Approved</b>	<b>APCD Staff:</b>	<b>Date Reviewed:</b>
<b>Comments:</b>			

